



Community Development Department

HISTORIC PRESERVATION COMMISSION MEETING AGENDA March 18, 2020

Tom Baker Meeting Room	3:30 p.m.	City-County Office Building
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Item No.

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MINUTES

1. Consider approval of the minutes of the February 19, 2020 regular meeting of the Historic Preservation Commission

AGENDA

2. **Section 106 Review Participation – Patterson Place (420 East Main Avenue)....2**
3. **Update and Future Direction on HPF Grant Funding**

OTHER BUSINESS

4. Public Input / Comments
5. Other Business

ADJOURNMENT

6. **Adjourn.** The next regular meeting date is scheduled for **April 15, 2020.**

Enclosures: Meeting Minutes of February 19, 2020





Community Development Department

MEMORANDUM

Section 106 Review Participation – Patterson Place (420 East Main Avenue)

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Will Hutchings, Planner

DATE: March 13, 2020

The Historic Preservation Commission has elected to participate in Section 106 Reviews. The Historic Preservation Commission's role is to review the proposed project and provide a recommendation to the State Historic Preservation Office (SHPO) on the federal undertaking. Participation can also involve providing comments on the identification of historic properties, effects to historic properties, and ways to mitigate or avoid adverse effects to historic properties and districts.

Patterson Place Limited Partnership and Schuett Companies, Inc. are proposing renovations to Patterson Place, located at 420 East Main Avenue, and are seeking Federal Historic Tax Credits, thereby requiring Section 106 Review. This project has been reviewed by the Renaissance Zone Authority and was designated a Renaissance Zone Project by the Bismarck City Commission. The Renaissance Zone Authority, acting as the Downtown Design Review Committee, also reviewed the submitted design for conformance with the zoning ordinance provisions of the DC – Downtown Core and the Downtown Design Review Guidelines, and approved the submitted design with one of the



*The Patterson Building at 420 East Main Avenue
Staff Photo: November 2019*

conditions of approval being that, "Any revisions to the project made at the request of the State Historic Preservation Officer or the National Park Service pursuant to historic preservation certification shall be communicated to City staff, but otherwise deemed an acceptable amendment to the approved design."

In January 2019, prior to the formation of the Bismarck Historic Preservation Commission, this project did undergo a Section 106 review for the proposed use of CDBG funding. Since then, the proposed project scope has changed and the applicant is now proposing to use Federal Historic Tax credits, prompting a new



Section 106, State Historic Preservation Office (SHPO) and National Park Service review. The SHPO's original review noted concurrence with the determination of No Adverse Effect and is now being reevaluated to coincide with the new project scope. A cultural resource firm has not submitted a determination, but it is anticipated that since this renovation is more historically appropriate than the submitted design from the first Section 106 review, a determination of No Adverse Effect is assumed.

Historic Significance

The Patterson Place was constructed in 1910 as the McKenzie Hotel, by businessman Edward G. Patterson. It sits on the northwest corner of the intersection of North Fifth Street and East Main Avenue at 420 East Main Avenue. The building was originally built with seven stories. Additional floors were added during subsequent expansions and renovations, bringing the total building height to ten stories today. This building is Individually Listed on the National Register of Historic Places (1976) and is also listed as a Contributing Resource to the Downtown Bismarck Historic District in the 2000 Historical Architectural Inventory and Evaluation of Downtown Bismarck. Excerpts from a copy of the Architectural Site Form (SITS# 32BL20) are attached to this memo, which detail the significance of this resource and photos of the resource from different periods over time.

Proposed Restoration

Façade Restoration

The project will involve restoration or repair of the original masonry where it is currently present. The existing stucco will be removed from levels 8 – 10 on the south and east facades, as well as all levels of the north and west facades to reveal the original brick and concrete structure. The existing masonry will be lightly washed and tuck pointed where necessary.

Some portions of the façade originate from a 1982 remodel and have no historic masonry, including the top (10th) floor and elevator shafts on the west side of the building. Stucco added to these portions of the façade will be removed and replaced with a cupped metal tile product, similar to the below example except in a lighter tone. Although these metal tiles are not historic to the building, staff feels this an improvement from the existing stucco that was also not original to the building and will better complement the original historic features of the building.



Example of Metal Tile Cladding

Exploratory work was conducted during the last week of October 2019 to determine the condition of the underlying material. Adjustments to the restoration strategy may be necessary depending on further discovery.

Installation of Basement Stairwell

The applicant proposes the addition of a new basement stairwell on the North 5th Street side of the building in the approximate location of a stairwell that was previously used to access the basement. The reason for this access is to allow activation of the basement of this building. This owner intends to create usable space in the basement for private events, which would be managed in conjunction with the ground-floor restaurant. The basement would also be accessed from an interior staircase and a new elevator. The outdoor access



Historic Photo of Ground-Floor Showing Basement Stairwell

from 5th Street would likely be required by building code to provide adequate egress for the proposed function of this space.

The Downtown Streetscape Standards include designs for railings that apply specifically to “Signature Streets” such as 5th Street. Designs are attached. This has been utilized in other railings along this street, and application of this design to the railing of the basement stairwell will enhance consistency of the streetscape.

Rooftop Signs

The applicant is proposing the reintroduction of rooftop signs to the building on the south and east sides. The designs for the proposed signs are shown in the attached submitted materials. The signs would be illuminated with internal bulb and channel letters.

These signs have been present in various forms through different phases of the building’s history, as shown in the following pictures:



Four rooftop signs in the 1920s



Three rooftop signs in the 1940s

Although the content and exact placement are different, the character of the proposed signs are intended to resemble the historic signs.

Rooftop signs are no longer permitted in the DC – Downtown Core zoning district, according to Section 4-04-09(4) (Specific Provisions for Downtown/Prohibited Signs). However, the ordinance grants authority to the Downtown Design Review Committee to waive certain provisions of the sign ordinance. The Downtown Design Review Committee approved the design including the depicted rooftop signs recognizing that the installation of rooftop signs is part of a broader historic restoration project, and the signs may be considered significant features of the historic character of the building. Secondly, the Patterson building is an unofficial landmark for downtown Bismarck, and restoration of the signs would complement and enhance that status.

Windows, Storefront, and Terrace

The applicant proposes to replace all windows on the building, including the aluminum windows that were installed in the upper story residential units during the 1982 remodel. The newer models will be more energy-efficient and historically accurate. Notes on the architectural plan set provided by the applicant state: “*New Window – To match look of original double-hung windows as seen in Historic Images, Typ. All Windows.*” The replacements windows on the upper floors will all be double hung. Window replacements on floors two (2) through seven (7) will be one (1) over one (1) pane configurations and floors eight (8) through ten (10) will be eight (8) over one (1) pane configurations. The style and pane configurations of these replacement windows match what was original to each floor of the building and will be recessed from the primary façade in an historically appropriate manner. No details were provided indicating window specifications or materials. Staff is recommending that prior to SHPO’s final determination, the applicant provides specifics about these replacement windows.

The aluminum storefronts on the south and east sides, which are from the same era, would be replaced to resemble an earlier design, including the use of leaded glass transom windows and unique material sills. A metal panel product will be used for the bulkhead at the base of the storefront. The new double doors will be recessed from the face of the building at least the width of the doorway to avoid swinging out into the sidewalk. Glass on the storefronts will be transparent.

A rooftop terrace will be added to the third-level on the west side of the building. The terrace will be used exclusively by residents and visitors, providing a green, outdoor, and private space. A new stairway at the rear of the terrace will be used for access. The terrace will be setback and not visible from the street. The existing cooling tower at the rear of this roof will also be replaced.

Staff Recommended Action:

Review the submitted documentation for Section 106 review of the proposed rehabilitation project of the Patterson Place located at 420 East Main Avenue and complete the attached declaration of your findings for the State Historic Preservation Office.

Attachments:

- Excerpts from Architectural Plan Set
- Excerpts from Architectural Site Survey
- Declaration

PATTERSON PLACE - ISSUED FOR BID

420 E Main Ave. Bismarck, ND 58501

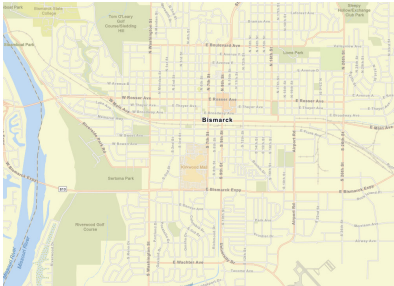
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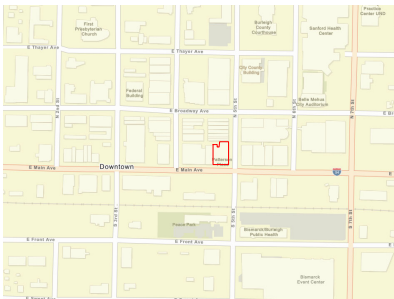
www.bismarckpride.com

PROJECT LOCATION

Vicinity



Site Location



PROJECT TEAM

Owner/Developer: The Schuett Companies, Inc.
620 Mendelsohn Ave N, Suite 107
Golden Valley, MN 55427
Ph: 763-541-9199

Architect: AWH Architects, LLC
2611 1st Ave S
Minneapolis, MN 55408
Ph: 651-270-9968

Contractor: Freiche Construction Company
3600 Labore Rd #8
St. Paul, MN 55110
Ph: 651-787-0687

Structural Engineer: Reigstad Engineers
192 West 9th St
St. Paul, MN 55102
Ph: 651-292-1123

Mechanical, Electrical, Plumbing Engineers: Gausman and Moore
1700 Highway 36 W #700
Roseville, MN 55113
Ph: 651-639-9606

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620 Mendelsohn Ave N,
Suite 107
Golden Valley, MN 55427
Ph: 763-541-9199

OWNER/DEVELOPER

PATTERSON PLACE
ISSUED FOR BID

I hereby certify that this
report was prepared by
me or under my direct
supervision and that I
am a duly Licensed
Architect under the laws
of the State of North
Dakota.

Name:
Alex Haacker, AIA
Signature:

License #: 2932
Date:

DATE
PROJECT NO.
SHEET NO.

TITLE SHEET

SHEET TITLE

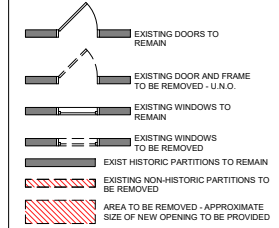
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SHEET NO.

GENERAL DEMOLITION NOTES

- SEE DEMO ELEVATIONS, WINDOW SCHEDULE AND DETAILS FOR RELATED DEMO WORK.
- ALL MASONRY RESTORATION TO MEET STANDARDS OF HISTORIC REHABILITATION.
- ALL EXISTING PAINTED MASONRY TO BE CAREFULLY CLEANED AND PREPARED FOR NEW PAINT OR STAINING (TID). NON-PAINTED MASONRY TO BE LIGHTLY WASHED TO PREPARE FOR REPAIRING MASONRY AND TUCKPOINTING AS REQUIRED.
- DEMOLISH THE FOLLOWING ITEMS SHOWN DASHED:
- PARTITIONS, DOORS, CASEWORK, ETC.
- ANY GYP BD AND FLOORING AT EXTERIOR WALLS, U.N.O.
- ANY CEILING INCLUDING ALL A.C.T. AND GYP BD, U.N.O.
- ALL INTERIOR WINDOWS, STOREFRONTS & DOORS/FRAMES, U.N.O.
- FLOOR FINISHES - REMOVE ALL FLOOR FINISHES TO EXISTING CONCRETE, U.N.O.
- COORD W/ OWNER'S HAZARDOUS MATERIAL ABATEMENT CONTRACTOR FOR SELECTIVE DEMOLITION. ABATEMENT IS BY OTHERS & IS NOT PART OF THIS CONTRACT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE TO ESTABLISH EXISTING CONDITIONS & REQUIREMENTS FOR THE DEMOLITION OF THE BUILDING.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH EXISTING CONDITIONS BEFORE EXECUTING THE WORK.
- CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN, INCLUDING ALL ORIGINAL STRUCTURE.
- CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES AT WINDOW & DOOR OPENINGS AS REQUIRED.
- SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK ON BUILDING EXTERIOR.
- REMOVE ALL EXISTING BATHROOM FIXTURES, U.N.O.
- CONTRACTOR TO COORDINATE WITH OWNER AMOUNT OF FURNISHINGS TO BE REMOVED PRIOR TO DEMOLITION.
- ANY ORIGINAL FEATURE DISCOVERED DURING DEMOLITION, INCLUDING EXISTING LIGHT FEATURES SHALL BE KEPT AND BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- COORDINATE PHASING OF DEMO WITH GENERAL CONTRACTOR.
- ALL HISTORIC PLASTER TO REMAIN.
- ALL EXISTING TERRAZZOTA & CERAMIC TILE FLOORING TO REMAIN.

GENERAL DEMOLITION KEY:



DEMOLITION KEYNOTES

- D01 REMOVE NON-HISTORIC PORTION OF WALL AND DOOR TO EXTERIOR
- D02 REMOVE NON-HISTORIC VESTIBULE
- D03 REMOVE EXISTING NON-HISTORIC EGRESS STAIR AND PREP FOR NEW
- D04 REMOVE EXISTING NON-HISTORIC WINDOW TYP, SEE GENERAL DEMOLITION KEY ON ELEVATIONS
- D05 REMOVE BOILER AND ASSOCIATED COMPONENTS
- D06 REMOVE NON-HISTORIC FABRIC CEILING FINISH WITH CARE NOT TO DAMAGE ORIGINAL CEILING
- D07 REMOVE A.C.T. TYP.
- D08 REMOVE GWS, FLOORING, AND ASSOCIATED NON-HISTORIC COMPONENTS AT EXTERIOR WALLS, WITH CARE NOT TO DAMAGE ORIGINAL WALL
- D09 REMOVE NON-HISTORIC ALUMINUM STOREFRONT SYSTEM TO ORIGINAL STRUCTURE
- D10 REMOVE ALL FIXTURES AND ASSOCIATED COMPONENTS IN RESTROOMS
- D11 PREP FOR NEW ROOF SIGN
- D12 REMOVE EXISTING AWNING AND FRAME
- D13 REMOVE EXISTING STUCCO
- D14 REMOVE EXISTING ROOF MEMBRANE AND DAMAGED SUBSURFACE AND PREP FOR NEW
- D15 REMOVE WALLS WITH CARE NOT TO DAMAGE HISTORIC CEILING
- D16 RELOCATE EXISTING STORAGE LOCKERS
- D17 CUT HOLE IN ROOF AND PREP FOR LIGHT MONITOR
- D18 REMOVE EXISTING NON-HISTORIC PARAPET CAP AND PREP FOR NEW
- D19 RELOCATE HVAC EQUIPMENT PER MECHANICAL DRAWINGS
- D20 CUT HOLE IN EXISTING FLOOR FOR NEW STAIR
- D21 EXCAVATE TO REHABILITATE HISTORIC STAIR
- D22 REMOVE NON-HISTORIC WALLS AND STOREFRONT AND PREP FOR NEW
- D23 DEMO DOORS WITH CARE AND DELIVER TO OWNER FOR STORAGE AND REUSE
- D24 REMOVE NON-HISTORIC PLATFORM AND ASSOCIATED COMPONENTS
- D25 ABATE ASBESTOS
- D26 REMOVE PORTIONS OF WALL THAT ARE ROTTED OUT AND PREP FOR NEW
- D27 CUT HOLE IN FLOOR FOR VENTILATION DUCTING.

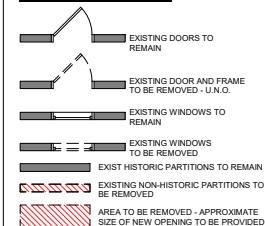




GENERAL DEMOLITION NOTES

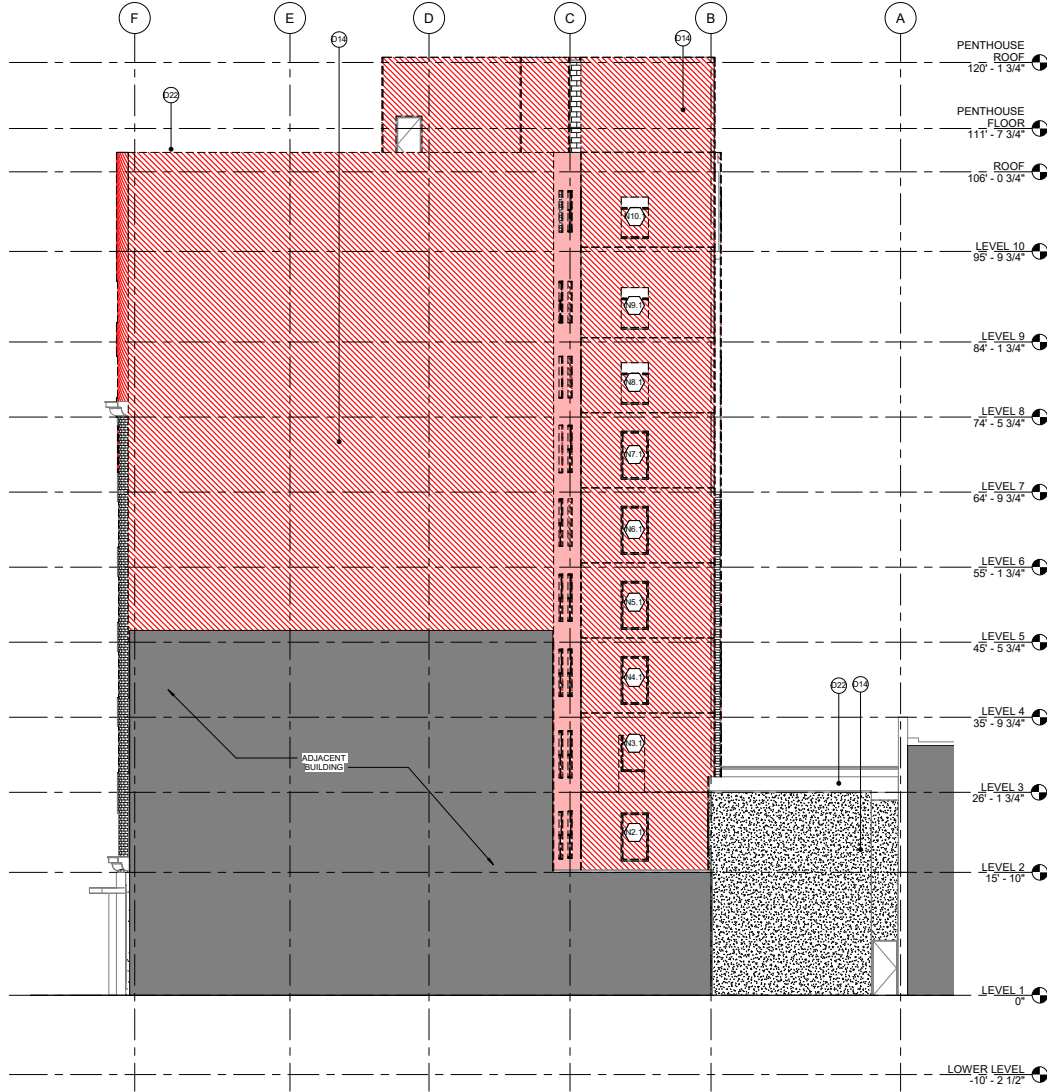
1. SEE DEMO ELEVATIONS, WINDOW SCHEDULE AND DETAILS FOR RELATED DEMO WORK.
2. ALL MASONRY RESTORATION TO MEET STANDARDS OF HISTORIC REHABILITATION.
3. ALL EXISTING PAINTED MASONRY TO BE CAREFULLY CLEANED AND PREPARED FOR REPAINT OR STAINING (IF NOT, NON PAINTED MASONRY TO BE LIGHTLY WASHED TO PREPARE FOR REPAIRING MASONRY AND TUCKPOINTING AS REQUIRED).
4. DEMOLISH THE FOLLOWING ITEMS SHOWN DASHED:
 - PARTITION DOORS
 - ANY GYP BD AND FURRING AT EXTERIOR WALLS, U.N.O.
 - ANY GYP BD AND FURRING AT INTERIOR WALLS, U.N.O.
 - ALL INTERIOR WINDOWS, STOREFRONTS & DOORS/FRAMES, U.N.O.
 - FLOOR FINISHES - REMOVE ALL FLOOR FINISHES TO EXPOSING CONCRETE, U.N.O.
5. COORD W/ OWNER'S HAZARDOUS MATERIAL ABATEMENT SPECIALIST FOR SELECTING DEMOLITION. ABATEMENT IS BY OTHERS & IT IS NOT PART OF THIS CONTRACT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE TO ESTABLISH EXISTING CONDITIONS & REQUIREMENTS FOR THE DEMOLITION OF THE BUILDING.
7. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH EXISTING CONDITIONS BEFORE EXECUTING THE WORK.
8. CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN, INCLUDING ALL ORIGINAL STRUCTURE.
9. CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES AT WINDOW & DOOR OPENINGS AS REQUIRED.
10. SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK ON BUILDING ELEVATION.
11. REMOVE ALL EXISTING BATHROOM FIXTURES, U.N.O.
12. CONTRACTOR TO COORDINATE WITH OWNER AMOUNT OF FURNISHINGS TO BE REMOVED PRIOR TO DEMOLITION.
13. ANY ORIGINAL FEATURE DISCOVERED DURING DEMOLITION, INCLUDING EXISTING LIGHT FEATURES SHALL BE KEPT AND BROUGHT TO THE ATTENTION OF THE ARCHITECT.
14. COORDINATE PHASING OF DEMO WITH GENERAL CONTRACTOR.
15. ALL HISTORIC PLASTER TO REMAIN
16. ALL EXISTING TERRAZZO & CERAMIC TILE FLOORING TO REMAIN

GENERAL DEMOLITION KEY:



DEMOLITION KEYNOTES

- | | |
|-----|---|
| D1 | REMOVE NON-HISTORIC PORTION OF WALL AND DOOR TO EXTERIOR |
| D2 | REMOVE NON-HISTORIC VESTIBULE |
| D3 | REMOVE NON-HISTORIC UPGRESS STAIR AND PREP FOR NEW |
| D4 | REMOVE EXISTING NON-HISTORIC WINDOW PTY. SEE GENERAL DEMOLITION KEY ON ELEVATIONS. |
| D5 | REMOVE LER AND ASSOCIATED COMPONENTS |
| D6 | REMOVE NON-HISTORIC FABRIC CEILING FINISH WITH CARE NOT TO DAMAGE ORIGINAL CEILING. |
| D7 | REMOVE TYP. TILE |
| D8 | REMOVE G.W. FURRING, AND ASSOCIATED NON-HISTORIC COMPONENTS AT EXTERIOR WALLS, WITH CARE NOT TO DAMAGE ORIGINAL WALL. |
| D9 | REMOVE NON-HISTORIC ALUMINUM STOREFRONT SYSTEM TO ORIGINAL STRUCTURE. |
| D11 | REMOVE FIXTURES AND ASSOCIATED COMPONENTS IN RESTROOMS |
| D12 | PREP FOR NEW ROOF SKIN |
| D13 | REMOVE EXISTING ANNEXING AND FRAME |
| D14 | REMOVE EXISTING STUCCO |
| D15 | REMOVE EXISTING ROOF MEMBRANE AND DAMAGED INSULATION AND PREP FOR NEW |
| D16 | REMOVE WALLS WITH CARE NOT TO DAMAGE HISTORIC CEILING |
| D18 | RELOCATE EXISTING STORAGE LOCKERS |
| D19 | CUT HOLE IN ROOF AND PREP FOR LIGHT MOTOR |
| D22 | REMOVE EXISTING NON-HISTORIC PARAPET CAP AND PREP FOR NEW |
| D24 | RELOCATE HVAC EQUIPMENT PER MECHANICAL DRAWINGS |
| D25 | CUT HOLE IN EXISTING FLOOR FOR NEW STAIR |
| D26 | EXCAVATE TO REHABILITATE HISTORIC STAIR |
| D27 | REMOVE NON-HISTORIC WALLS AND STOREFRONT AND PREP FOR NEW |
| D28 | DEMO DOORS WITH CARE AND DELIVER TO OWNER FOR REUSE AND REUSE |
| D29 | REMOVE NON-HISTORIC PLATFORM AND ASSOCIATED COMPONENTS |
| D30 | ABATE ASBESTOS |
| D31 | REMOVE PORTIONS OF FLOOR THAT ARE ROTTED OUT AND PREP FOR NEW. |
| D32 | CUT HOLES IN FLOOR FOR VENTILATION DUCTING |

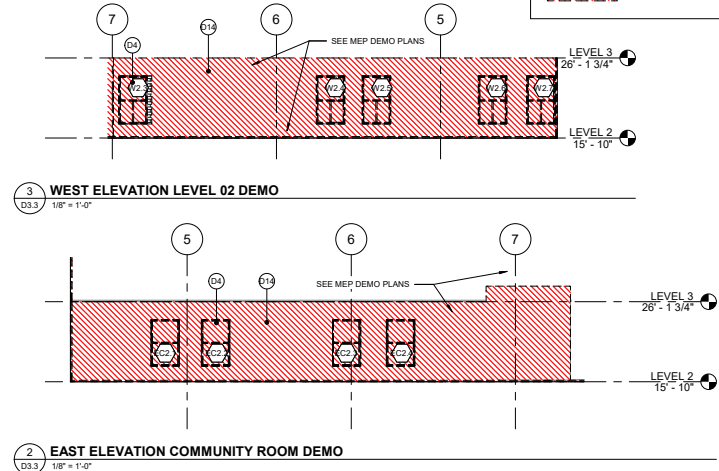
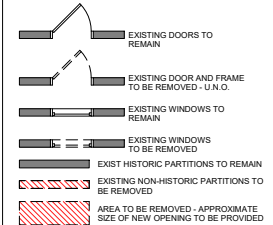


1 NORTH ELEVATION - DEMO
D3.3 1/8" = 1'-0"

- DEMOLITION KEYNOTES**
- D01 REMOVE NON-HISTORIC PORTION OF WALL AND DOOR TO EXTERIOR
 - D02 REMOVE NON-HISTORIC VESTIBULE
 - D03 REMOVE NON-HISTORIC EGRESS STAIR AND PREP FOR NEW GENERAL DEMOLITION KEY ON ELEVATIONS.
 - D04 REMOVE EXISTING NON-HISTORIC WINDOW TYP. SEE GENERAL DEMOLITION KEY ON ELEVATIONS.
 - D05 REMOVE BOILER AND ASSOCIATED COMPONENTS
 - D06 REMOVE NON-HISTORIC FABRIC CEILING FINISH WITH CARE NOT TO DAMAGE ORIGINAL CEILING.
 - D07 REMOVE A.C.T. TYP.
 - D08 REMOVE GIB. FURRING, AND ASSOCIATED NON-HISTORIC COMPONENTS AT EXTERIOR WALLS, WITH CARE NOT TO DAMAGE ORIGINAL WALL
 - D09 REMOVE NON-HISTORIC ALUMINUM STOREFRONT SYSTEM TO ORIGINAL STRUCTURE
 - D10 REMOVE ALL FIXTURES AND ASSOCIATED COMPONENTS IN RESTROOMS
 - D11 PREP FOR NEW ROOF SIGN
 - D12 REMOVE EXISTING AWNING AND FRAME
 - D13 REMOVE EXISTING STUCCO
 - D14 REMOVE EXISTING ROOF MEMBRANE AND DAMAGED SUBSURFACE AND PREP FOR NEW
 - D15 REMOVE WALLS WITH CARE NOT TO DAMAGE HISTORIC CEILING
 - D16 RELOCATE EXISTING STORAGE LOCKERS
 - D18 CUT HOLE IN ROOF AND PREP FOR LIGHT MONITOR
 - D19 REMOVE EXISTING NON-HISTORIC PARAPET CAP AND PREP FOR NEW
 - D22 RELOCATE HVAC EQUIPMENT PER MECHANICAL DRAWINGS
 - D25 CUT HOLE IN EXISTING FLOOR FOR NEW STAIR
 - D26 EXCAVATE TO REHABILITATE HISTORIC STAIR
 - D27 REMOVE NON-HISTORIC WALLS AND STOREFRONT AND PREP FOR NEW
 - D28 DEMO DOORS WITH CARE AND DELIVER TO OWNER FOR STORAGE AND REUSE
 - D29 REMOVE NON-HISTORIC PLATFORM AND ASSOCIATED COMPONENTS
 - D30 ABATE ASBESTOS
 - D31 REMOVE PORTIONS OF WALL THAT ARE ROTTED OUT AND PREP FOR NEW
 - D33 CUT HOLE IN FLOOR FOR VENTILATION DUCTING.

- GENERAL DEMOLITION NOTES**
1. SEE DEMO ELEVATIONS, WINDOW SCHEDULE AND DETAILS FOR RELATED DEMO WORK.
 2. ALL MASONRY RESTORATION TO MEET STANDARDS OF HISTORIC REHABILITATION
 3. ALL EXISTING PAINTED MASONRY TO BE CAREFULLY CLEANED AND PREPARED FOR NEW PAINT OR STAINING (TBD). NON-PAINTED MASONRY TO BE LIGHTLY WASHED TO PREPARE FOR REPAIRING MASONRY AND TUCKPOINTING AS REQUIRED.
 4. DEMOLISH THE FOLLOWING ITEMS SHOWN DASHED:
- PARTITIONS, DOORS, CASEWORK, ETC.
- ANY GYP BD AND FURRING AT EXTERIOR WALLS, U.N.O.
- ANY CEILING INCLUDING ALL A.C.T. AND GYP BD, U.N.O.
- ALL INTERIOR WINDOWS, STOREFRONTS & DOORS/FRAMES, U.N.O.
- FLOOR FINISHES - REMOVE ALL FLOOR FINISHES TO EXISTING CONCRETE, U.N.O
 5. COORD W/ OWNER'S HAZARDOUS MATERIAL ABATEMENT CONTRACTOR FOR SELECTIVE DEMOLITION. ABATEMENT IS BY OTHERS & IS NOT PART OF THIS CONTRACT.
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 14. COORDINATE PHASING OF DEMO WITH GENERAL CONTRACTOR.
 15. ALL HISTORIC PLASTER TO REMAIN
 16. ALL EXISTING TERRAZZOTA & CERAMIC TILE FLOORING TO REMAIN

GENERAL DEMOLITION KEY:



3 WEST ELEVATION LEVEL 02 DEMO
D3.3 1/8" = 1'-0"

2 EAST ELEVATION COMMUNITY ROOM DEMO
D3.3 1/8" = 1'-0"

AMH

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OWNER/DEVELOPER

**PATTERSON PLACE
ISSUED FOR BID**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of North Dakota.

Name:
Alex Haacker, AIA
Signature:
[Signature]
License #: 2512
Date:
[Date]

DATE	BY
10/15/2018	
01/16/2019	
01/16/2019	

EXTERIOR ELEVATIONS DEMOLITION

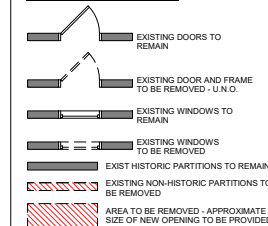
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D3.3
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GENERAL DEMOLITION NOTES

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GENERAL DEMOLITION KEY:



DEMOLITION KEYNOTES

- REMOVE NON-HISTORIC PORTION OF WALL AND DOOR TO EXTERIOR
- REMOVE NON-HISTORIC VESTIBULE
- REMOVE NON-HISTORIC EGRESS STAIR AND PREP FOR NEW
- REMOVE EXISTING NON-HISTORIC WINDOW TYP. SEE GENERAL DEMOLITION KEY ON ELEVATIONS
- REMOVE BOILER AND ASSOCIATED COMPONENTS
- REMOVE NON-HISTORIC FABRIC CEILING FINISH WITH CARE NOT TO DAMAGE ORIGINAL CEILING
- REMOVE A.C.T. TYP.
- REMOVE GWB, FURRING, AND ASSOCIATED NON-HISTORIC COMPONENTS AT EXTERIOR WALLS, WITH CARE NOT TO DAMAGE ORIGINAL WALL
- REMOVE NON-HISTORIC ALUMINUM STOREFRONT SYSTEM TO ORIGINAL STRUCTURE
- REMOVE ALL FIXTURES AND ASSOCIATED COMPONENTS IN RESTROOMS
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MASONRY RESTORATION NOTES

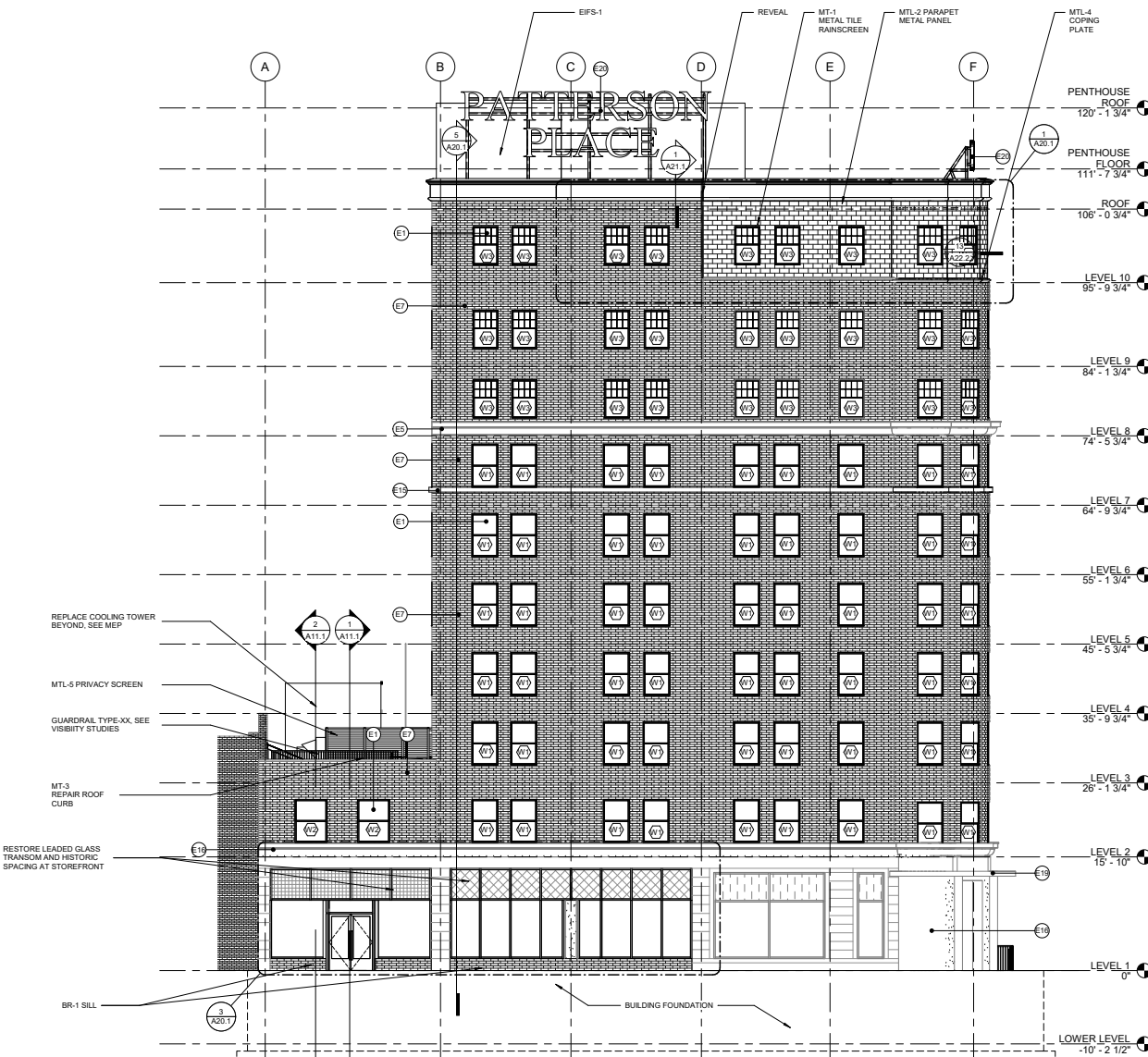
1. VERIFY EXTENTS OF EACH TYPE OF REPAIR OR RESTORATION BY PRODUCING A CONDITION SURVEY FOR REVIEW BY THE ARCHITECT.
2. PROPOSED DETAILS FOR FACADE RECONSTRUCTION, SUCH AS MULTI-WYTHE REBUILD, TO BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.
3. PAINT ON EXISTING EXTERIOR MASONRY TO BE REMOVED PER APPROVED MOCK-UP.
4. PROVIDE MOCK-UP OF ALL MASONRY RESTORATION METHODS INCLUDING PROPOSED NEW BRICKS AND TUCK POINTING.
5. ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.
6. MASONRY REPORTING WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN PRESERVATION BRIEF 2.

EXTERIOR KEYNOTES

- E1 NEW WINDOW - TO MATCH LOOK OF ORIGINAL DOUBLE HUNG WINDOWS AS SEEN IN HISTORIC IMAGES, TYP. ALL WINDOWS
- E5 REPAIR TIN FASCIA
- E7 RESTORE, REPLACE, AND RETUCKPOINT ORIGINAL BRICK AND CONCRETE STRUCTURE - SEE MASONRY RESTORATION NARRATIVE
- E15 REPAIR STONE COPING
- E16 REPAIR STONE FASCIA
- E17 REPLACE STUCCO
- E19 REPAIR ROOF AND CRACKING ON EXISTING CANOPY
- E20 NEW BUILDING SIGNAGE - SEE A12.1 FOR DETAILS

EXTERIOR MATERIALS LEGEND

TAG	SPEC SECTION	MATERIAL DESCRIPTION
SF-1	08 41 13	ALUM FRAMED ENTRANCES, STOREFRONTS, AND VESTIBULES, TUBELIGHT VERSATHERM BASIS OF DESIGN
MTL-1	07 42 15	CUPPED STAINLESS STEEL METAL TILE WITH MILLED FINISH AND LIGHT BRONZE/GOLD COLOR. MILLENIUM FORMS WALL, TILES BASIS OF DESIGN
MTL-2	07 42 15	CUSTOM PARAPET METAL PANEL
MTL-3	07 71 00	PREFINISHED METAL PARAPET WALL CAP
MTL-4	07 71 00	PREFINISHED METAL COPING PLATE
MTL-5	05 73 00	BRONZE COLORED PERFORATED METAL SCREEN
BR-1	04 20 00	GLAZED BRICK, PACIFIC CLAY BASIS OF DESIGN
EIFS-1	07 24 00	INSULATION & FINISH SYSTEM WITH CONTINUOUS INSULATION, DRYVIT OUTSULATION BASIS OF DESIGN



3 SOUTH ELEVATION

A10.1 1/8" = 1'-0"



MASONRY RESTORATION NOTES

1. VERIFY EXTENTS OF EACH TYPE OF REPAIR OR RESTORATION BY PRODUCING A CONDITION SURVEY FOR REVIEW BY THE ARCHITECT.
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EXTERIOR MATERIALS LEGEND

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SF-1	08 41 13	ALUM FRAMED ENTRANCES, STOREFRONTS, AND VESTIBULES, TUBELIGHT VERSATHERM BASIS OF DESIGN
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RESTORE ORIGINAL GLASS TRANSOM AND COMMERCIAL ENTRY



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PATTERSON PLACE
ISSUED FOR BID

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of North Dakota.

Name:
Alex Haacker, AIA

Signature:

License #: 2532

Date:

DATE: 05/15/2018

DATE FOR BID: 01/10/2020

DATE FOR BID: 01/10/2020

DATE FOR BID: 01/10/2020

DATE FOR BID: 01/10/2020

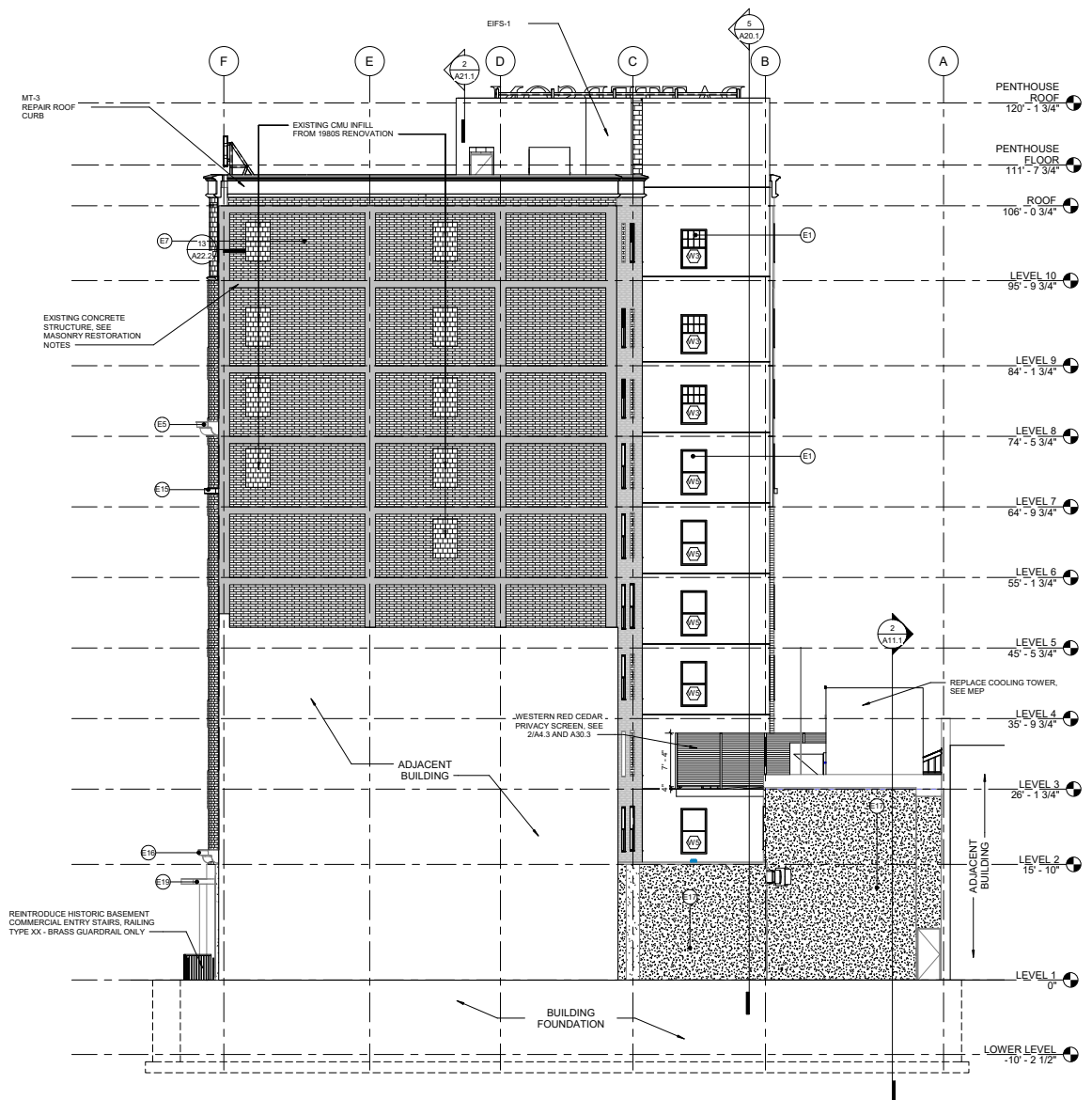
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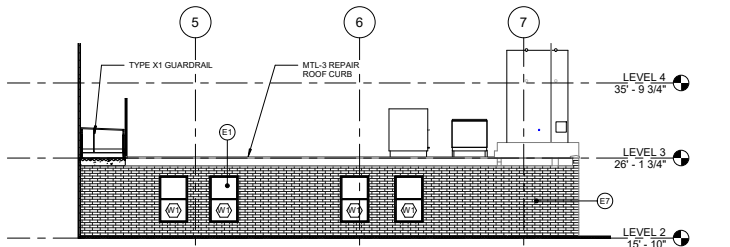


1 NORTH ELEVATION
A10.3 1/8" = 1'-0"

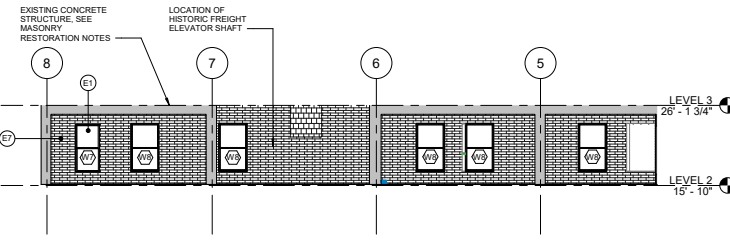
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MTL-4	07 71 00	PREFINISHED METAL COPING PLATE
MTL-5	05 73 00	BRONZE COLORED PERFORATED METAL SCREEN
BR-1	04 20 00	GLAZED BRICK, PACIFIC CLAY BASIS OF DESIGN
EIFS-1	07 24 00	INSULATION & FINISH SYSTEM WITH CONTINUOUS INSULATION, DRYVIT OUTSULATION BASIS OF DESIGN

MASONRY RESTORATION NOTES	
1.	VERIFY EXTENTS OF EACH TYPE OF REPAIR OR RESTORATION BY PRODUCING A CONDITION SURVEY FOR REVIEW BY THE ARCHITECT.
2.	PROPOSED DETAILS FOR FACADE RECONSTRUCTION, SUCH AS MULTI WYTHE REBUILD, TO BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.
3.	PAIN ON EXISTING EXTERIOR MASONRY TO BE REMOVED PER APPROVED MOCK-UP.
4.	PROVIDE MOCK-UP OF ALL MASONRY RESTORATION METHODS INCLUDING PROPOSED NEW BROOKS AND TUCK POINTING.
5.	ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.
6.	MASONRY REPOINTING WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN PRESERVATION BRIEF 2

EXTERIOR KEYNOTES	
E1	NEW WINDOW - TO MATCH LOOK OF ORIGINAL DOUBLE HUNG WINDOWS AS SEEN IN HISTORIC IMAGES, TYP. ALL WINDOWS
E5	REPAIR TIN FASCIA
E7	RESTORE, REPLACE, AND RETUCKPOINT ORIGINAL BRICK AND CONCRETE STRUCTURE - SEE MASONRY RESTORATION NARRATIVE
E15	REPAIR STONE COPING
E16	REPAIR STONE FASCIA
E17	REPLACE STUCCO
E19	REPAIR ROOF AND CRACKING ON EXISTING CANOPY
E20	NEW BUILDING SIGNAGE - SEE A12.1 FOR DETAILS



2 EAST ELEVATION COMMUNITY ROOM
A10.3 1/8" = 1'-0"



3 WEST LEVEL 02 ELEVATION
A10.3 1/8" = 1'-0"

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PATTERSON PLACE
ISSUED FOR BID

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of North Dakota.

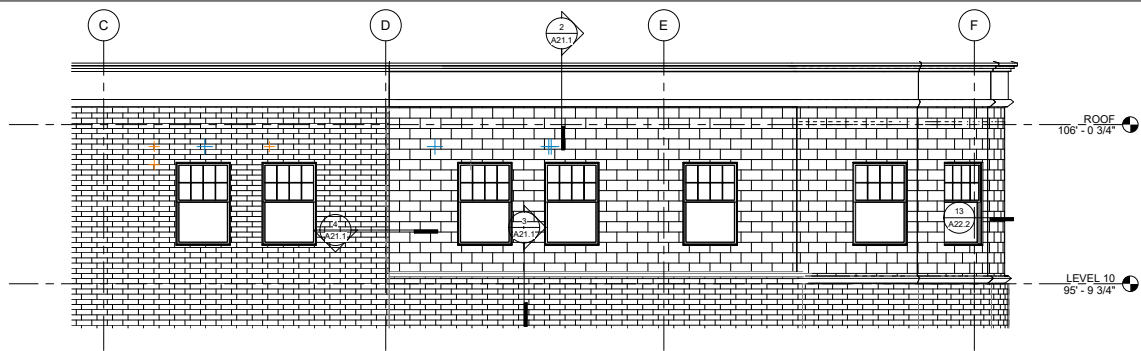
Name:
Alex Haacker, AIA
Signature:

License #: 2532
Date:
10/15/2018

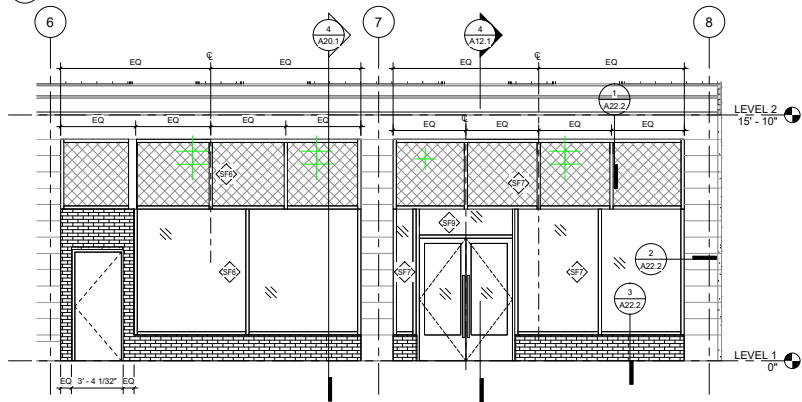
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2	01/10/2019

EXTERIOR ELEVATIONS - NORTH

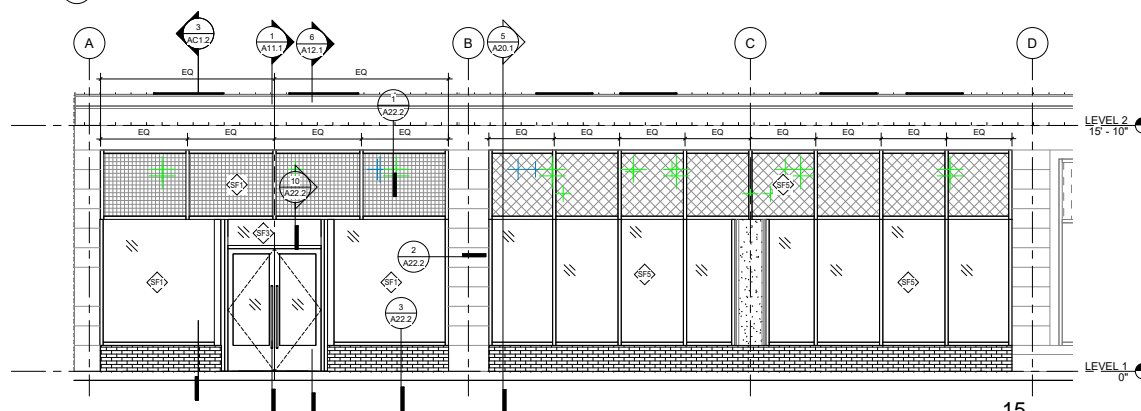
SHEET TITLE
A10.3
SHEET NO.



1 ENLARGED ELEVATION - LEVEL 10 SOUTH
A20.1 1/4" = 1'-0"

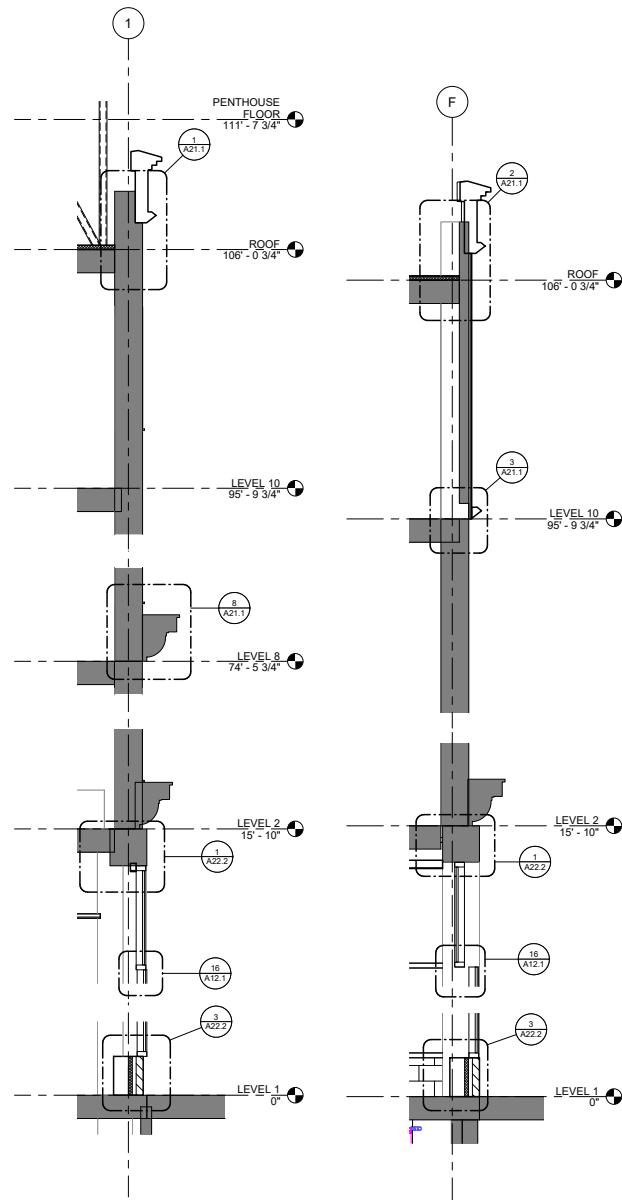


2 ENLARGED ELEVATION - LEVEL 01 EAST
A20.1 1/4" = 1'-0"



3 ENLARGED ELEVATION - LEVEL 01 SOUTH
A20.1 1/4" = 1'-0"

15



5 N/S EXTERIOR WALL SECTION
A20.1 3/8" = 1'-0"

4 E/W EXTERIOR WALL SECTION
A20.1 3/8" = 1'-0"

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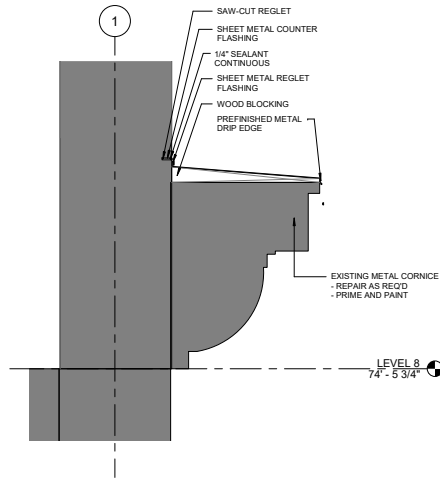
Name:
Alex Haacker, AIA
Signature:

License #: 2932
Date:

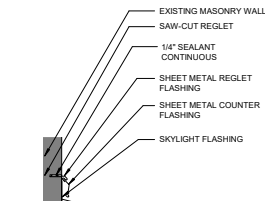
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2	01.10.2019

ENLARGED ELEVATIONS & WALL SECTIONS

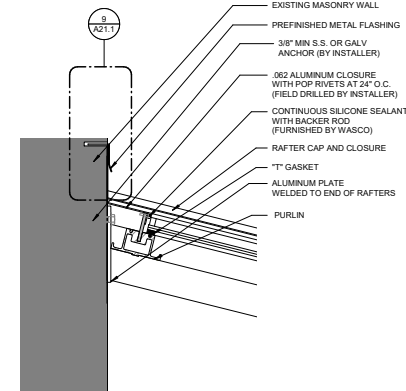
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SHEET NO.



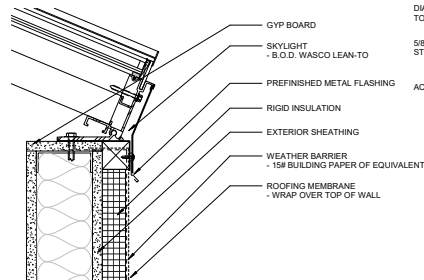
8 DETAIL AT EXISTING METAL CORNICE
A21.1 1 1/2" = 1'-0"



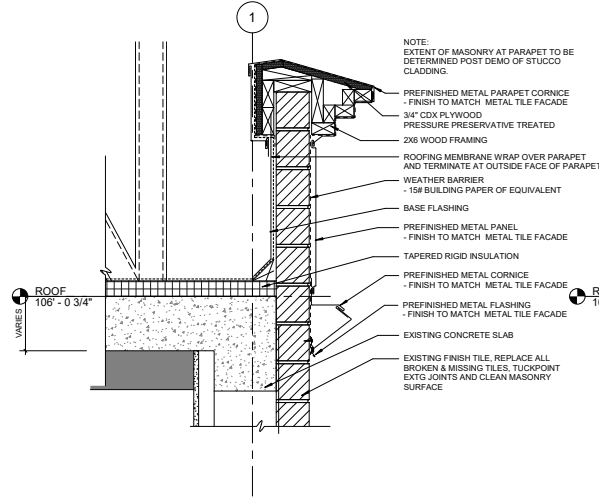
9 FLASHING DETAIL AT SKYLIGHT HEAD
A21.1 1 1/2" = 1'-0"



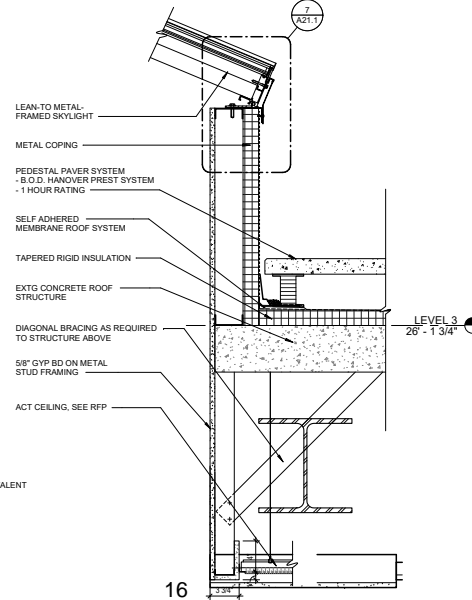
5 HEAD DETAIL AT SKYLIGHT
A21.1 3" = 1'-0"



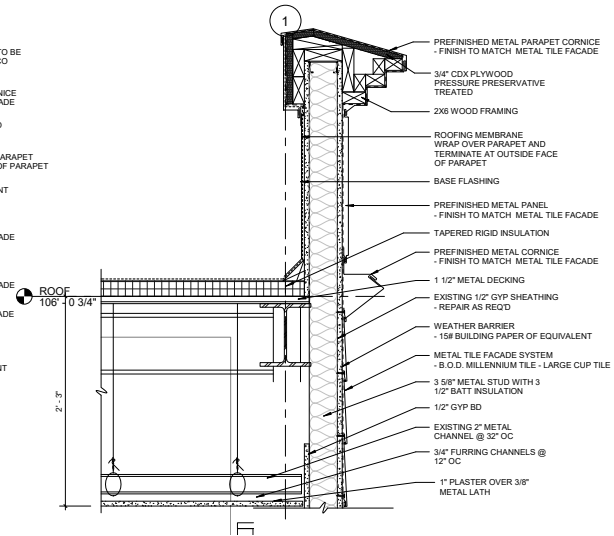
7 CURB DETAIL AT SKYLIGHT
A21.1 3" = 1'-0"



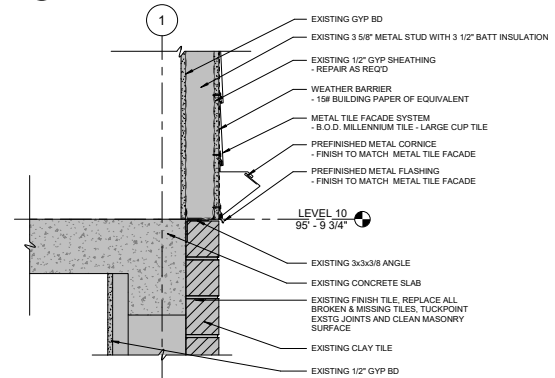
1 SECT DET - BRICK PARAPET WALL WITH METAL COPING AT HIGH ROOF
A21.1 1 1/2" = 1'-0"



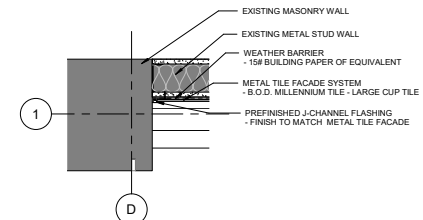
6 SECTION DETAIL - CURB & SOFFIT AT SKYLIGHT
A21.1 1 1/2" = 1'-0"



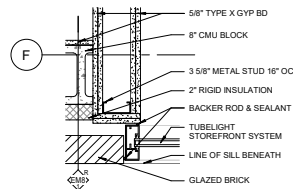
2 SECT DET - METAL PARAPET WALL WITH METAL COPING AT HIGH ROOF
A21.1 1 1/2" = 1'-0"



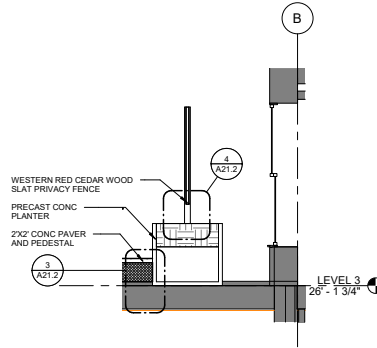
3 SECT DET - METAL CORNICE AT BRICK/METAL TRANS
A21.1 1 1/2" = 1'-0"



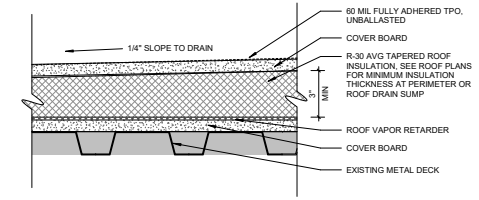
4 PLAN DET - BRICK & METAL REVEAL
A21.1 1 1/2" = 1'-0"



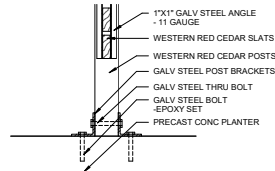
2 HR EGRESS WALL JOINT
A21.2 1 1/2\" = 1'-0"



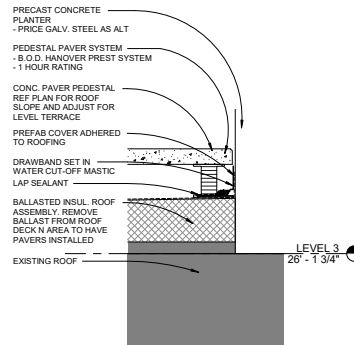
5 WALL SECTION AT PRIVACY FENCE
A21.2 3/8\" = 1'-0"



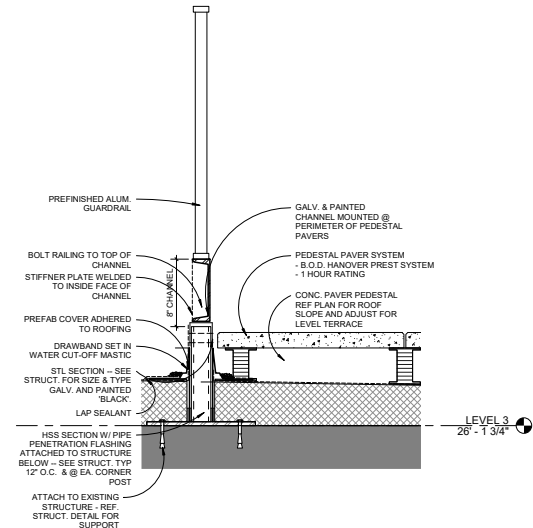
7 ROOF ASSEMBLIES
A21.2 3\" = 1'-0"



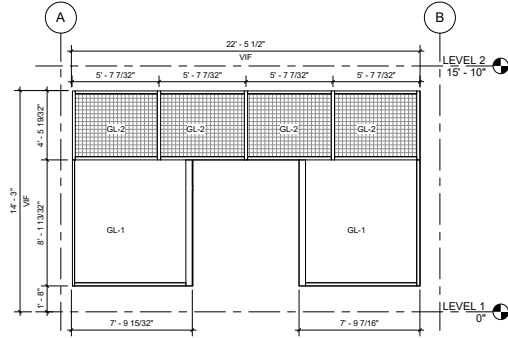
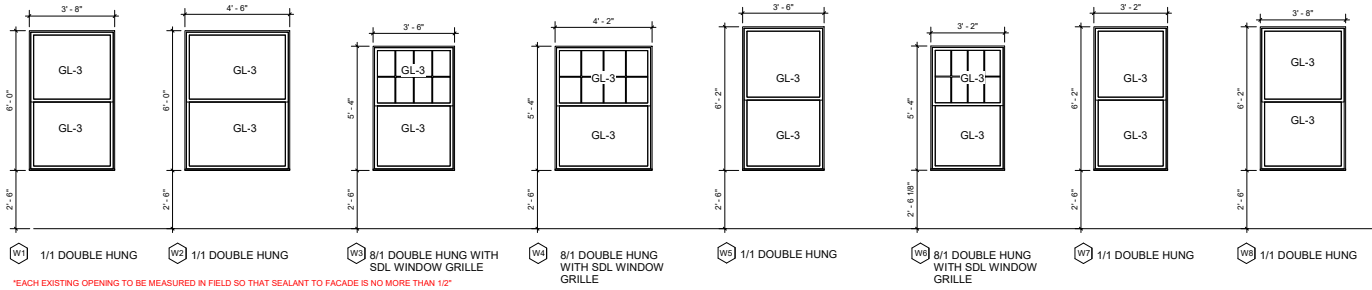
4 DETAIL AT PRIVACY SCREEN BASE
A21.2 1 1/2\" = 1'-0"



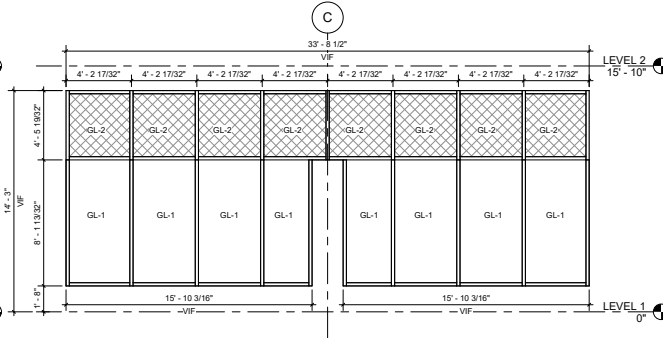
3 CONCRETE PAVER DETAIL AT PLANTER
A21.2 1 1/2\" = 1'-0"



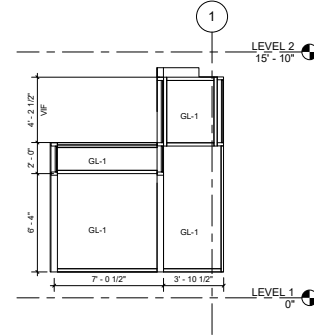
2 RAILING @ LOW ROOF TERRACE
A21.2 1 1/2\" = 1'-0"



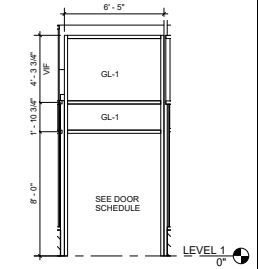
1 SF-1 (A-1)
A22.1 1/4" = 1'-0"



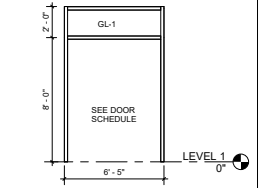
5 SF-5 (A-1)
A22.1 1/4" = 1'-0"



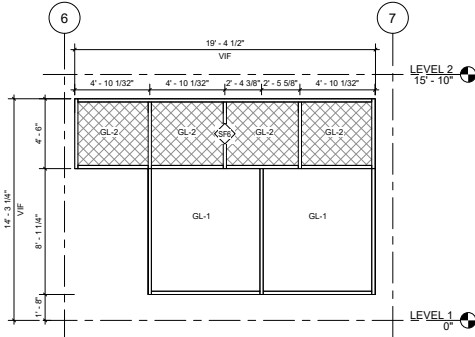
3 SF-2 (A-1)
A22.1 1/4" = 1'-0"



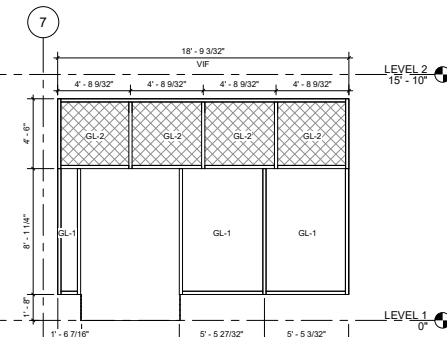
7 SF-3
A22.1 1/4" = 1'-0"



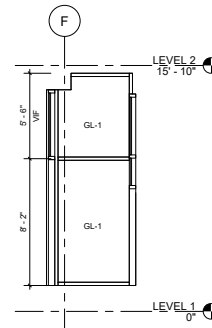
6 SF-4
A22.1 1/4" = 1'-0"



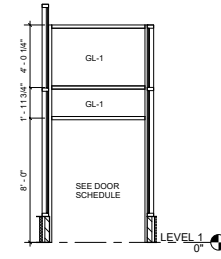
2 SF-6 (A-1)
A22.1 1/4" = 1'-0"



4 SF-7 (A-1)
A22.1 1/4" = 1'-0"



8 SF-8 (A-1)
A22.1 1/4" = 1'-0"



9 SF-9 (A-1)
A22.1 1/4" = 1'-0"

GLAZING LEGEND	
A-1	ALUM STOREFRONT SYSTEM • 1 3/4" x 2-15/16" B.O.D TUBELIGHT VERSATHERM SYSTEM • GL-1 GLAZING
A-2	ALUM STOREFRONT SYSTEM @ TRANSOM • 1 3/4" x 2-15/16" B.O.D TUBELIGHT VERSATHERM SYSTEM • GL-1 GLAZING
A-3	ALUM FRAMED ENTRANCE & STOREFRONT • 1 3/4" x 2-15/16" B.O.D TUBELIGHT VERSATHERM SYSTEM • GL-1 GLAZING
GL-1	CLEAR INSULATING GLASS
GL-2	CLEAR INSULATING GLASS WITH CUSTOM LEADED GLASS TRANSOM MOUNTED BEHIND
GL-3	DUAL GLAZED, SOLAR COATING INSULATING GLASS

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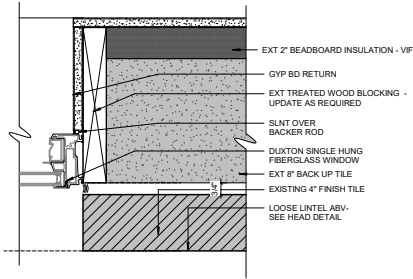
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Name:
Alex Haacker, AIA
Signature:
[Signature]
License #: 2932
Date:

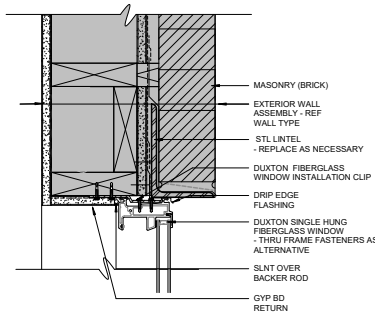
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WINDOW & STOREFRONT TYPES AND DETAILS

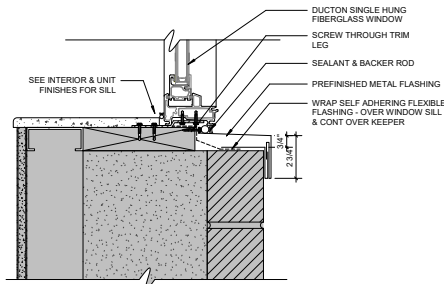
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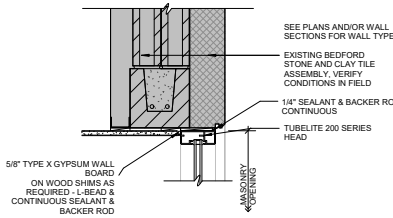
5 WINDOW JAMB DETAIL AT MASONRY
A22.2 3" = 1'-0"



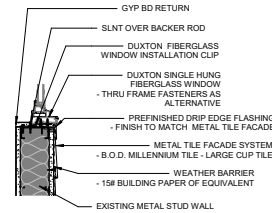
6 WINDOW HEAD AT MASONRY
A22.2 3" = 1'-0"



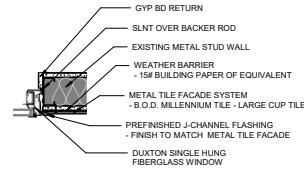
4 WINDOW SILL DETAIL AT MASONRY
A22.2 3" = 1'-0"



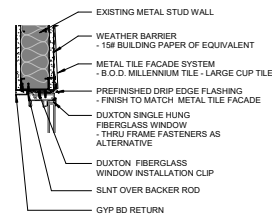
9 STOREFRONT HEAD DETAIL AT STONE/VESTIBULE
A22.2 1 1/2" = 1'-0"



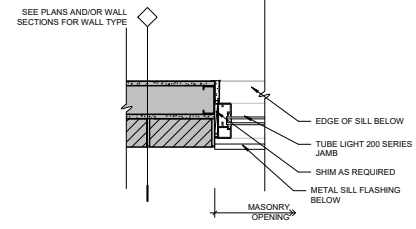
14 WINDOW SILL DETAIL AT METAL STUD
A22.2 1 1/2" = 1'-0"



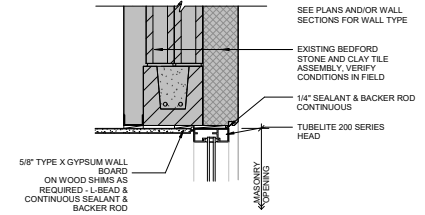
19 STOREFRONT JAMB DETAIL AT METAL STUD
A22.2 1 1/2" = 1'-0"



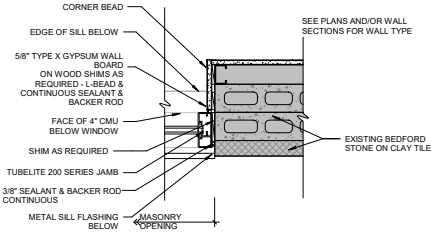
7 WINDOW HEAD DETAIL AT METAL STUD
A22.2 1 1/2" = 1'-0"



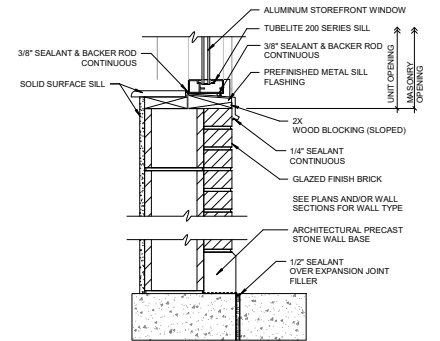
8 STOREFRONT JAMB DETAIL AT MASONRY
A22.2 1 1/2" = 1'-0"



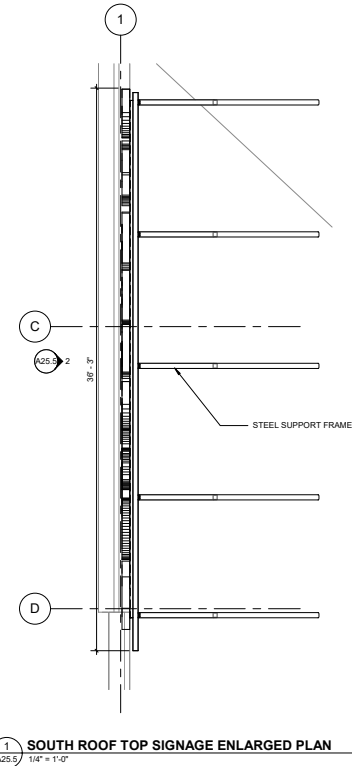
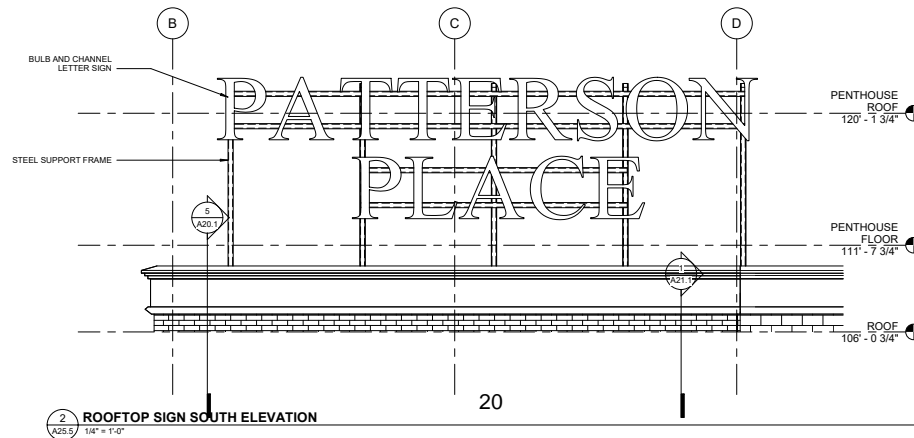
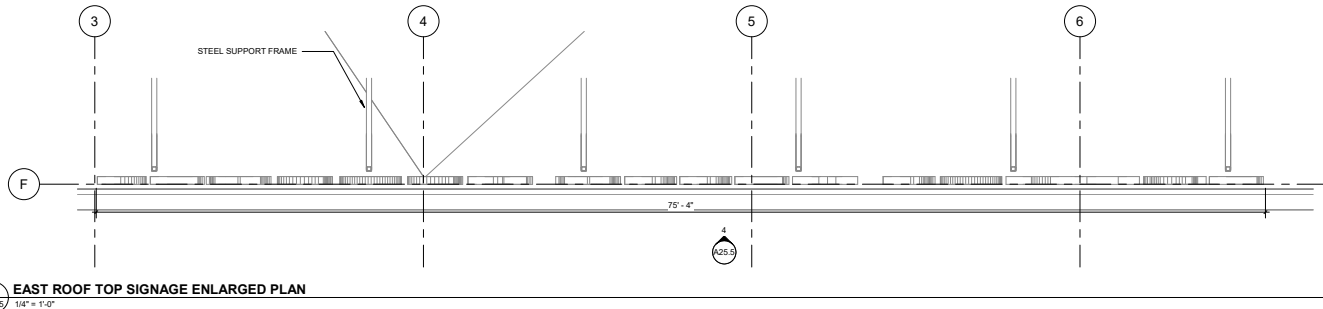
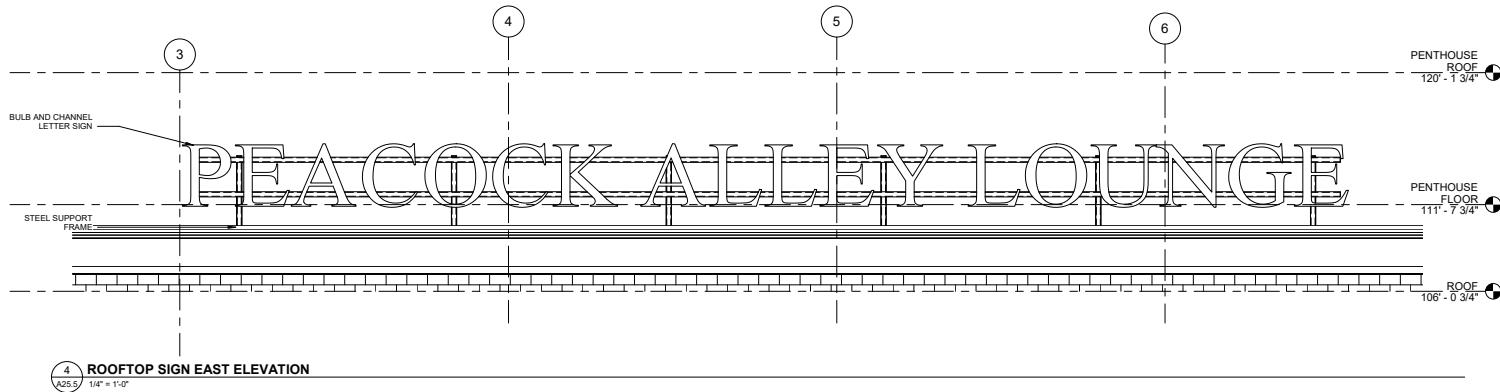
1 STOREFRONT HEAD DETAIL AT STONE
A22.2 1 1/2" = 1'-0"



2 STOREFRONT JAMB DETAIL AT STONE
A22.2 1 1/2" = 1'-0"



3 STOREFRONT SILL DETAIL AT MASONRY BASE
A22.2 1 1/2" = 1'-0"



PATTERSON PLACE
ISSUED FOR BID

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of North Dakota.

Name:
Alex Haacker, AIA

Signature:

License #: 2532

Date:

NO.	DATE
1	05.17.2018
2	05.18.2018

ISSUED FOR BID

DATE

DATE

DATE

DATE

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DATE

DATE

DATE

DATE

DATE

DATE

SIGNAGE

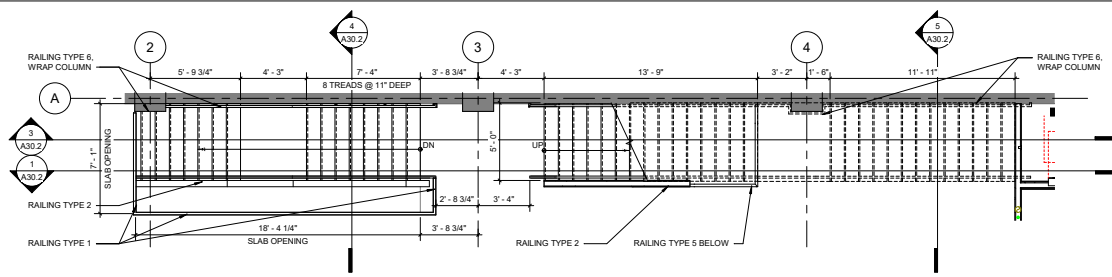
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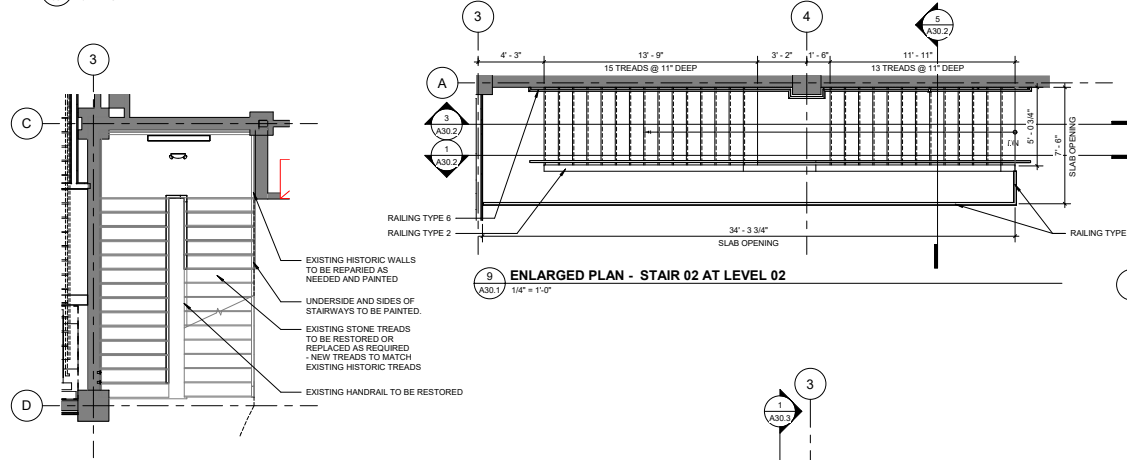
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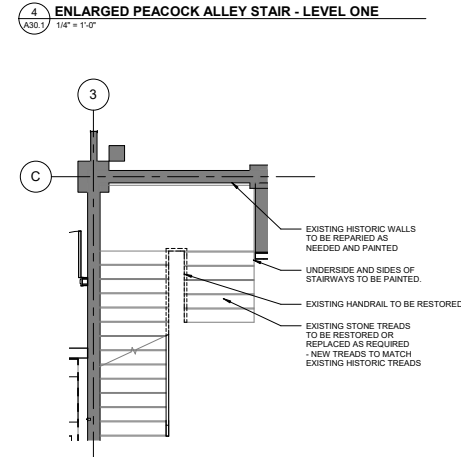
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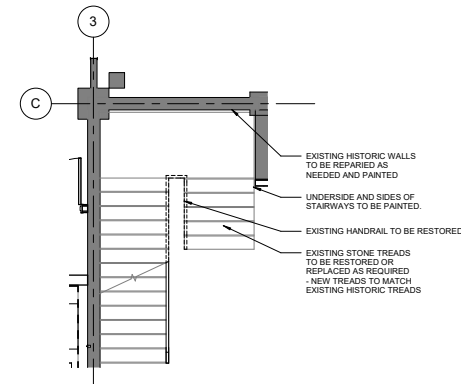
8 ENLARGED PLAN - STAIR 01 & 02 AT LEVEL 01
A30.1 1/4" = 1'-0"



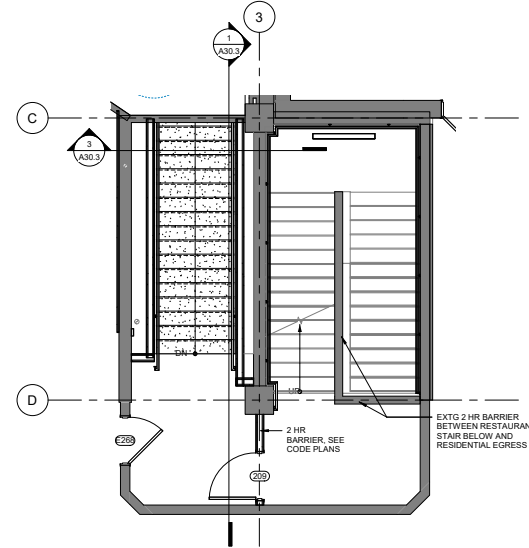
9 ENLARGED PLAN - STAIR 02 AT LEVEL 02
A30.1 1/4" = 1'-0"



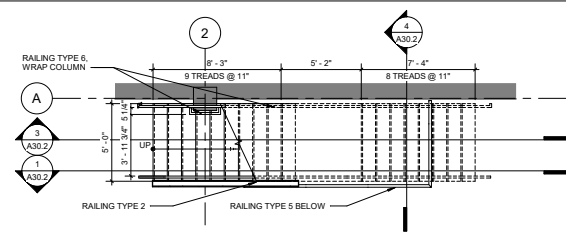
4 ENLARGED PEACOCK ALLEY STAIR - LEVEL ONE
A30.1 1/4" = 1'-0"



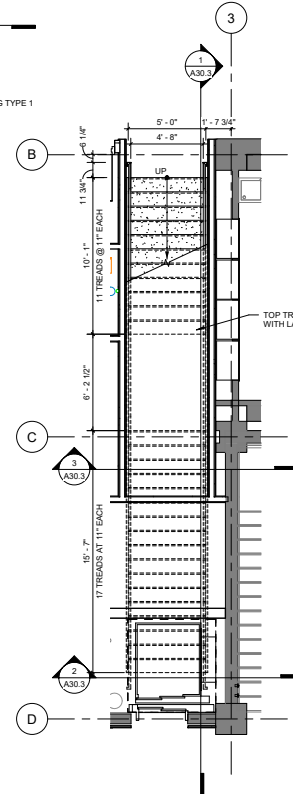
3 ENLARGED PEACOCK ALLEY STAIR - LOWER LEVEL
A30.1 1/4" = 1'-0"



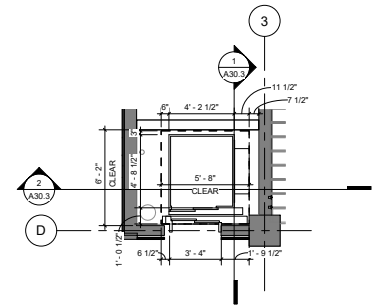
6 ENLARGED PLAN - STAIR 07 AT LEVEL 02
A30.1 1/4" = 1'-0"



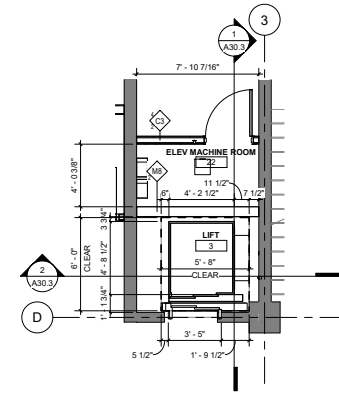
7 ENLARGED PLAN - STAIR 01 AT BASEMENT
A30.1 1/4" = 1'-0"



5 ENLARGED PLAN - STAIR 07 AT LEVEL 01
A30.1 1/4" = 1'-0"



2 ENLARGED PLAN - LIFT AT LEVEL 01
A30.1 1/4" = 1'-0"



1 ENLARGED PLAN - LIFT AT BASEMENT
A30.1 1/4" = 1'-0"



Alex Haacker, AIA
2011 1st Ave S,
Minneapolis, MN 55408
alex@amharchitects.com
612-558-5383

ARCHITECT

Registered Engineers
192 West 9th St
St. Paul, MN 55102
Ph: 651-292-1123

STRUCTURAL ENGINEER

Frederic Construction Co.
6000 Lakeview Rd #8
St. Paul, MN 55110
Ph: 651-727-0667

CONTRACTOR

Clemons and Moore
1700 Highway 36 W #700
Roseville, MN 55113
Ph: 651-639-9606


MEP

The Schmitt Companies Inc.
630 Mendota Heights Ave N,
Suite 107
Golden Valley, MN 55427
Ph: 763-541-9199

OWNER/DEVELOPER

PATTERSON PLACE
ISSUED FOR BID

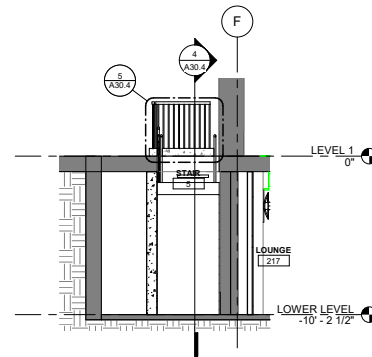
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of North Dakota.

Name: Alex Haacker, AIA
Signature: 
License #: 2932
Date: _____

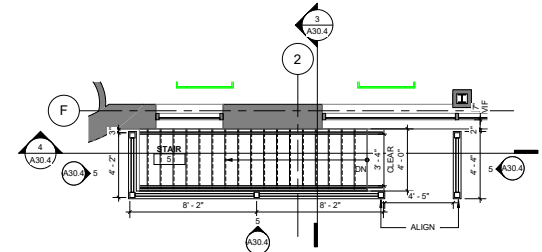
NO.	REVISION	DATE
1	FOR SET	03.13.2018
2	ISSUED FOR BID	01.12.2019

STAIR & ELEVATOR ENLARGED PLANS

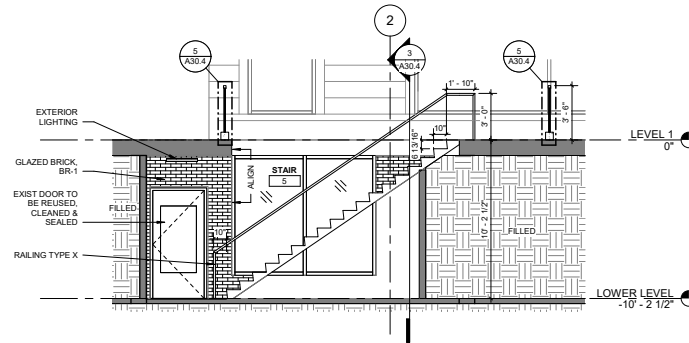
SHEET TITLE: **A30.1**
SHEET NO: _____



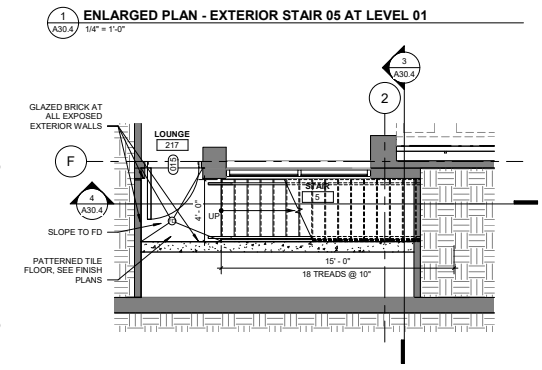
3 E/W SECTION - EXTERIOR STAIR 05 - LOOKING SOUTH
A30.4 1/4" = 1'-0"



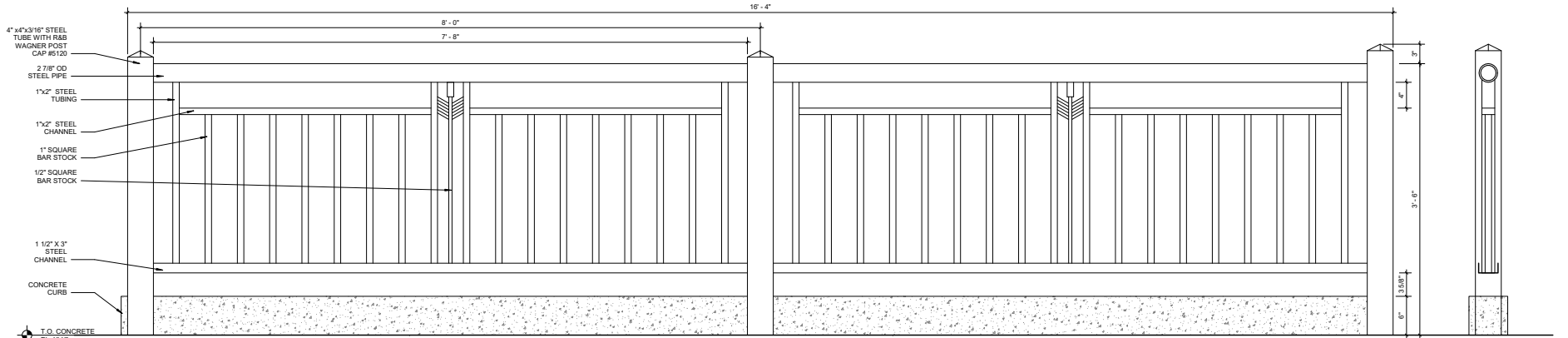
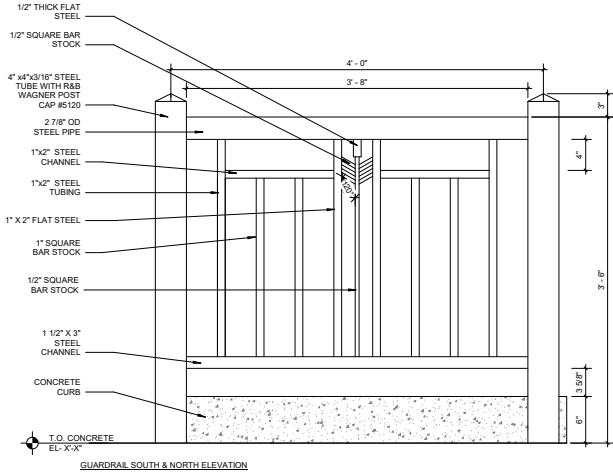
1 ENLARGED PLAN - EXTERIOR STAIR 05 AT LEVEL 01
A30.4 1/4" = 1'-0"



4 N/S SECTION - EXTERIOR STAIR 05 - LOOKING WEST
A30.4 1/4" = 1'-0"



2 ENLARGED PLAN - EXTERIOR STAIR 05 AT BASEMENT
A30.4 1/4" = 1'-0"



5 RAILING TYPE 4 - EXTERIOR GUARDRAIL
A30.4 1 1/2" = 1'-0"

*TO COMPLY WITH CITY OF BISMARCK DOWNTOWN CORE STREETSCAPE STANDARDS

UP DATE

NDCRS SITE FORM ARCHITECTURAL SITES

Page 1

SITS # 32 BIL 120

Field Code RT11-1899-150

Site Name PIATTIERSON HOTEL

Field Code

Site Name MICKENZIE HOTEL

Map Quad BISMARCK

Map Quad

1. N½
2. E½
3. S½
4. W½
5. NE¼
6. SE¼
7. SW¼
8. NW¼
9. C

LTL <input type="checkbox"/>	Twp <u>138</u>	R <u>180</u>	Sec <u>4</u>	QQQ <u>6</u>	QQ <u>5</u>	Q <u>8</u>
LTL <input type="checkbox"/>	Twp <u> </u>	R <u> </u>	Sec <u> </u>	QQQ <u> </u>	QQ <u> </u>	Q <u> </u>
LTL <input type="checkbox"/>	Twp <u> </u>	R <u> </u>	Sec <u> </u>	QQQ <u> </u>	QQ <u> </u>	Q <u> </u>
LTL <input type="checkbox"/>	Twp <u> </u>	R <u> </u>	Sec <u> </u>	QQQ <u> </u>	QQ <u> </u>	Q <u> </u>
LTL <input type="checkbox"/>	Twp <u> </u>	R <u> </u>	Sec <u> </u>	QQQ <u> </u>	QQ <u> </u>	Q <u> </u>
LTL <input type="checkbox"/>	Twp <u> </u>	R <u> </u>	Sec <u> </u>	QQQ <u> </u>	QQ <u> </u>	Q <u> </u>

City BISMARCK

Street # 1422

Street #

Street Name

Street Name

MAIN AVENUE

of Features 1

11 Feature #

19110 Construction Date

☐ Feature Date

17 Structural System **

10 Ethnic

10111919 Fieldwork Date

614 Feature Type

14 Context *

13 Primary Exterior *

16 Style

17 Condition

2 Plan Shape *

210 Secondary Exterior

1 Architect/Builder

HERMAN KIRIETZ Other Information

1117 Soil Association 119 Ecozone 2 Area Signf

 Soil Association Ecozone Area Signf

2 CR Type 1 Verified Site Non-Site

 State Registry

1 National Register

 MS Number

 MS Number

2 E C F 2 T F

Coder Mary McCormick

Date Coded July 1999

Reconnaissance Survey X

Intensive Survey

Manuscript/Report Title: Inventory & Evaluation of Downtown Bismarck

Author (s): Mary McCormick, Renewable Technologies, Inc.

NDCRS ARCHITECTURAL SITE FORM

Page 1A

Field Code RTI-B99-50

Feature Number 1

SITS # 32BL20

DESCRIPTIVE SECTION

FOUNDATION TYPE

concrete

STORIES

9

ROOF TYPE/CORNICE

flat

WINDOW CONDITION

most original windows replaced, openings intact

DATING METHOD (S)

National Register Nomination Form

PRESERVATION RECOMMENDATION (check all that apply):

- 1) ☒ Individual Nomination 2) ☒ Contributes to a potential district
3) ☐ No nomination potential 4) ☐ Will not contribute to a district
5) ☐ Potential district not known at this time; feature would be a contributing element if neighboring properties constitute a district
6) ☐ Thematic nomination potential 7) ☐ Component of historic site/landscape

- *****
- 8) ☐ Feature has an important physical, spatial, functional, historic or architectural relationship to the site/complex/farmstead
9) ☐ Moved: A) relocation occurred within historic period. B) recreates original site, orientation, landscape and spatial relationships. C) compatible in context with neighboring structures. D) relocation has damaged eligibility.
10) ☐ Request comparative study of neighboring properties
11) ☐ Historical associations require further investigation

DESCRIPTION/INTEGRITY/ELIGIBILITY:

The Patterson Hotel has been individually nominated to the National Register of Historic Places. It also ranks as a primary contributing element of the Downtown Bismarck Historic District.

The Downtown Bismarck Historic District encompasses a concentration of commercial, industrial, and public buildings in the city's historic core. The District is historically significant for its association with the growth and development of Bismarck from initial settlement activities at the townsite in the early 1870s until the 1953, the end of the historic period. The city has served as an important regional center for commercial, transportation, and civic activities almost since its founding. In addition, Bismarck's status as the territorial and state capital and the seat of Burleigh County has made it a hub of political and government activities for over a century. The District also has architectural merit, displaying a diverse continuum of construction methods and architectural designs typical of an emerging urban center in the American Plains.

Urban Legal Description East 150 feet of Lots 7-12, Block 48, Original Townsite

SEE CONTINUATION SHEET

3 28420

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NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

McKenzie Hotel

AND/OR COMMON

Patterson Hotel (Preferred)

138

T. 139 R. 80 Sec. 4 SE 1/4 NE 1/4 NW 1/4

2 LOCATION

STREET & NUMBER

422 East Main Avenue

CITY, TOWN

Bismarck

VICINITY OF

STATE

North Dakota

CODE

38

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

1

COUNTY

Burleigh

CODE

015

3 CLASSIFICATION

CATEGORY

DISTRICT

X BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

X PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

X OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

X YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

X COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

X PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER:

4 OWNER OF PROPERTY

NAME

Rose Patterson Estate

STREET & NUMBER

422 East Main Avenue

CITY, TOWN

Bismarck

VICINITY OF

STATE

North Dakota 58501

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Burleigh County Courthouse

STREET & NUMBER

514 East Thayer Avenue

CITY, TOWN

Bismarck

STATE

North Dakota 58501

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

North Dakota Historic Sites Survey

DATE

1976

FEDERAL X STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDSState Historical Society of North Dakota
Liberty Memorial Building

CITY, TOWN

Bismarck

STATE

North Dakota 58505

7 DESCRIPTION

CONDITION

___EXCELLENT
 XGOOD
 ___FAIR

___DETERIORATED
 ___RUINS
 ___UNEXPOSED

CHECK ONE

___UNALTERED
 XALTERED

CHECK ONE

XORIGINAL SITE
 ___MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Patterson Hotel as originally built was seven stories high with a frontage of 75 feet on Main Avenue and 150 feet on Fifth Street (south and east elevations, respectively). There are no loadbearing walls in the structure, which has a framework of steel-reinforced concrete with interior partitions and floors of cast concrete slabs. The facing of the second through the seventh stories is custom-made 12-inch bricks, backed with hollow clay tiles. The first story is overlaid with cream-colored Bedford stone and concrete, culminating in the enrichment of the diagonally placed main entrance which visually anchors the curved juncture of the street facades. A pair of polished granite engaged Doric columns on plinths support a full entablature above the doorway and are themselves flanked by decorative panels. The classical/fantastical theme of the latter is expressed by dolphins with blossoming acanthus-leaf tails framing a fruit-filled compote raised on a ribboned column. An ornamental iron balustrade originally enclosed the curved roof of the entrance but has been removed. Between the fifth and sixth stories, on both the Main Avenue and the Fifth Street facades and on the rounded corner between them, there are stone panels once lettered The McKenzie but now reading Ed Patterson, after the hotel's builder. In the original roof treatment, prior to the construction of additional stories, the conventionality of a galvanized metal cornice was carried to novel extremes of both scale and ornament. Massive consoles, braced by guttae and hung with swags, interrupted a dentiled molding to support at intervals a uniformly dense series of modillions. The latter in turn carried a projecting corona with its wave-molding surface topped by Greek antefixae.

In 1920 a roof garden was built atop the seventh floor of the hotel, with the dance floor enlarged and an enclosed dining room added the following year. An eighth floor was walled and roofed over in 1924 but not completed until after 1930, when a ninth floor was also added following occupancy of the second floor by state offices displaced by the burning of the North Dakota Capitol. A partial tenth floor constructed during the 1930's includes two rooms for public entertainment: the Sky Room and the Tiptop Lounge. Both feature interior neon lighting, with an especially colorful scheme in the Sky Room consisting of recessed and diffused ceiling fixtures which alternately glow red, pink and silver. Two elevator towers (passenger and freight) dominate the roofline, with two penthouses occupying the upper stories of the south (passenger elevator) tower..

After 1913 a 2-story addition was built on the west elevation of the hotel. The drugstore which occupied the street level of the addition continued the pattern of mixed use originally established in the hotel block by a store in the west end of the Main Avenue facade and various shops in the basement. Following Prohibition, the first floor of the addition was remodeled into the Peacock Alley Bar and Grill, which acknowledged the contemporary Art Deco style in its glass block facade and the cubistic flavor of its bar appointments and painted walls. Under a more prosaic name, the Patterson Bar and Lounge still operates, but the impact of its 1930's décor has been diminished by changes over the years.

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

The first floor interior of the hotel has two major public spaces, both of which appear nearly as built: the lobby and the dining room. The former, measuring 36 by 64 feet, features large plate glass windows with transoms of stained leaded glass, beveled and etched. The flooring is terra cotta; the walls consist of murals, gilt cornices, and buff-colored Kasota marble wainscoting; and the wood finish in mahogany. Square columns and pilasters support gilt-edged beams and are themselves embellished with gilt Ionic capitals and mahogany-framed mirrors at eye level. The ceiling, formerly gilt-painted burlap, is now green. The clerk's desk was at first located on the west wall but has been moved to the north wall, adjacent to the dining room. The latter is 42 by 56 feet, and its décor coordinated with that of the lobby in terms of tile flooring, murals, and mirrored Ionic columns and pilasters supporting beams. Plate glass mirrors above mahogany wainscoting encompass the room, with the brilliance of the effect augmented by leaded glass panels in the doors between dining room and lobby. The square dining tables for four are original, as is the earliest of three increments of bentwood side chairs, imported from Austria. Whereas the lobby chandeliers are new (replacing circular fluorescent fixtures which in turn replaced chandeliers installed when the hotel was built), the six brass and crystal dining room chandeliers, as well as the small wall lamps, are original. Both dining room and lobby are overlooked by a mezzanine, now partially converted to hotel offices but formerly serving as a writing area. On the dining room (north) wall of the mezzanine are leaded glass casement windows which match the glass dining room doors directly below and which, when opened, permit the use of the mezzanine as a musicians' gallery.

The main stairway of the hotel, a half-turn with landings leading up from the northwest corner of the lobby, is built of Kasota marble with brass balustrade. In the layout of the upper floors (which includes hallways 12 feet wide, 116 transient rooms, and 30 apartments), the optimum accommodations are the 8 suites on floors two through nine which occupy the rounded corner locations at Main Avenue and Fifth Street. Of these, the suites on the second and third floors are the most notable, with Suite 200 being a former setting for political caucuses but presently the offices of a local attorney. The parlor therein is approximately 21 feet square, with a brick fireplace in the southwest corner and a later enlargement to the alcove originally provided by the rounded wall construction. The same alteration occurred in Suite 300, directly above, where a screened balcony was brick-enclosed. The plan of Suite 300, which was the living quarters of Edward G. Patterson, also includes a circular foyer, parlor, dining room, bedroom, bathroom, office, and kitchen with pantry. The décor repeats that of the formal areas of the hotel in the extensive use of mahogany trim and beveled, mirrored glass.

8 SIGNIFICANCE

ONLY

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input checked="" type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Services
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1910

BUILDER/ARCHITECT

Edward G. Patterson (Builder)
Herman Kretz (Architect)

STATEMENT OF SIGNIFICANCE

For over 65 of Bismarck's 103 years of existence, the central business district of the city has been dominated by the Patterson Hotel, which at the time it was erected was the tallest building in North Dakota. It was the first project in the state to exploit the technology of steel-reinforced concrete and thus represents an innovative feat of structural engineering. As first executed, it was also identifiable as an adaptation of the late nineteenth century skyscraper form refined by Louis Sullivan. In proportions (length greater than height) and curved projecting corner, the original configuration of the Patterson bore a resemblance to Sullivan's Schlesinger and Mayer Building (Carson, Pirie, Scott and Company), Chicago, 1894. The hotel also illustrated Sullivan's early analogy of the skyscraper to a free-standing classical column composed of base (lobby and shops); shaft (stacked offices); and capital (embellished attic story). Sullivan's emphasis on architectural ornament was detectable in the dolphin panels and cornice of the hotel, although the bizarre aspects of these elements and their lack of organic, structural validity derived not from Sullivan but presumably were attributable to Edward G. Patterson and his architect, Herman Kretz of St. Paul.

The Patterson Hotel survives as a monument to the ambitions of its builder, one of North Dakota's most active pioneer entrepreneurs and political figures, and to the social and governmental practices of a past era. Edward G. Patterson (1866-1954), a native of Cleveland, Ohio, came to Bismarck in 1882, working first as a barber and later engaging in real estate activities. In 1893 he leased the Sheridan House, then Bismarck's principal hotel and its unofficial political headquarters since 1883, when the city was made the capital of Dakota Territory. In 1900, in order to make way for a new Northern Pacific Railway depot, the Sheridan House was moved from its location on the southwest corner of Main Avenue and Fifth Street to the southeast corner of the same intersection (and diagonally across from the future site of the Patterson Hotel). The 1877 frame building was then brick-veneered and opened by Patterson as the Northwest Hotel. It served as the headquarters of the Nonpartisan League (a product of the agrarian reform movement) from 1917 until it was destroyed by fire in 1921. In 1906 Patterson built the Soo Hotel (then the only 4-story structure in Bismarck) on the west side of Fifth Street between Main Avenue and Broadway; it is still a property of the Patterson estate, now operated as the Dakotan Hotel.

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The Patterson Hotel was built in 1910, opening for business on January 1, 1911, in time for the state legislative session that year. The name was originally the McKenzie Hotel, in honor of political figure Alexander McKenzie (1849-1922), Patterson's close friend. McKenzie, sheriff of Burleigh County and alleged agent for the interests of the Northern Pacific Railway Company, had been instrumental in the removal of the capital of Dakota Territory from Yankton (now in South Dakota) to Bismarck. Patterson came to be known as one of his most trusted lieutenants, having come in contact with McKenzie in the course of political activities of his own which had begun in 1892. That year Patterson became alderman from Bismarck's first ward, and two years later he was elected alderman from the fourth ward. The latter included the Sheridan House and became the power base for Patterson's future political endeavors because from it he could deliver the votes. He served three terms as mayor of Bismarck, 1896-1902, and was regularly elected to the city council until 1909, when Bismarck adopted the commission form of government in which commissioners were elected at large rather than from wards. Patterson lost the 1909 election but won a 4-year commission seat two years later. He had also broadened his interests to county government by 1906, when he was elected to the Burleigh County Commission. He was re-elected regularly and served continuously through 1926, acting as chairman for many of those years. Following an intensely bitter county election campaign in 1922 and the deaths of Alexander McKenzie that same year and Patterson's first wife, Agatha Slattery Patterson, in 1923, Patterson's interest in politics waned. He devoted his remaining years to operating his hotels and an 1800-acre ranch east of Bismarck.

Although the relationship of the Patterson Hotel to the politics of its time and place was initially established by the identity of its builder, the hotel ultimately assumed, within a larger political context, a role exceeding Patterson's own sphere of influence and lasting even after his death. The Nonpartisan League, for example, transferred its headquarters to the Patterson from the Northwest Hotel after the latter burned. A convention hall in the second story of a Main Avenue commercial block built by Patterson in 1906 and connecting with the Patterson Hotel on the west was recognized as the League's domain. It was ruled by future North Dakota governor and United States senator William ("Wild Bill") Langer (1886-1959), the League's most celebrated and controversial spokesman. After the 1883 North Dakota State Capitol burned in 1930, and in the two years before completion of the present Capitol, a number of state officers rented space in the Patterson Hotel, including the Attorney General, Commissioner of Immigration, Superintendent of Public Instruction, and Commissioner of Agriculture and Labor. The House Appropriations Committee continued to meet in the Patterson's Gold Room, a basement banquet

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facility, for many years, and the Senate Appropriations Committee rented Suite 200, locally known as "the decision-making room," in the 1940's and early 1950's. Because so much of North Dakota's future was determined at political conclaves held at the Patterson, it eventually became identified in the public mind as something of an extension of the Capitol. The correlation was confirmed by one interviewee of the current North Dakota Oral History Project, who recalled that "You could always tell what went on at the Capitol by what had gone on the night before at the Patterson." (Interview with Ed Haag, Fredonia, Logan County, North Dakota; February 9, 1974; Tape Number 11, State Historical Society of North Dakota.)

From the time of its construction, the Patterson Hotel has occupied a prominent place in the social as well as the political milieu of Bismarck and North Dakota. In the 1920's its famous roof garden was advertised as the only such facility for dining and dancing between Minneapolis-St. Paul and the west coast. Public balls with elaborate menus, as well as private parties and banquets, filled the hotel's schedule, and over the years a succession of famous guests was entertained, including Theodore Roosevelt, Calvin Coolidge, Al Jolson, Jack Dempsey, Joe Louis, Lyndon B. Johnson, and John F. Kennedy. For thirty years after his death, until her own in 1975, Patterson's second wife, Rose Judge Patterson, operated the hotel, although on a diminishing scale dictated by changing economic conditions. Her heirs are presently directing a general refurbishing of the building, including the conversion of some transient rooms to apartments and repairs to the electrical and plumbing systems. Their aim is not only to restore the viability of a commercial enterprise, but also to insure the continued existence of an architectural and historic landmark.

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PAGE 6a

McKenzie Hotel/Patterson Hotel, Bismarck, North Dakota.

Amendment: The name of the McKenzie Hotel was changed to the Patterson Hotel in 1928.







North Dakota History in Photos: The Patterson Hotel

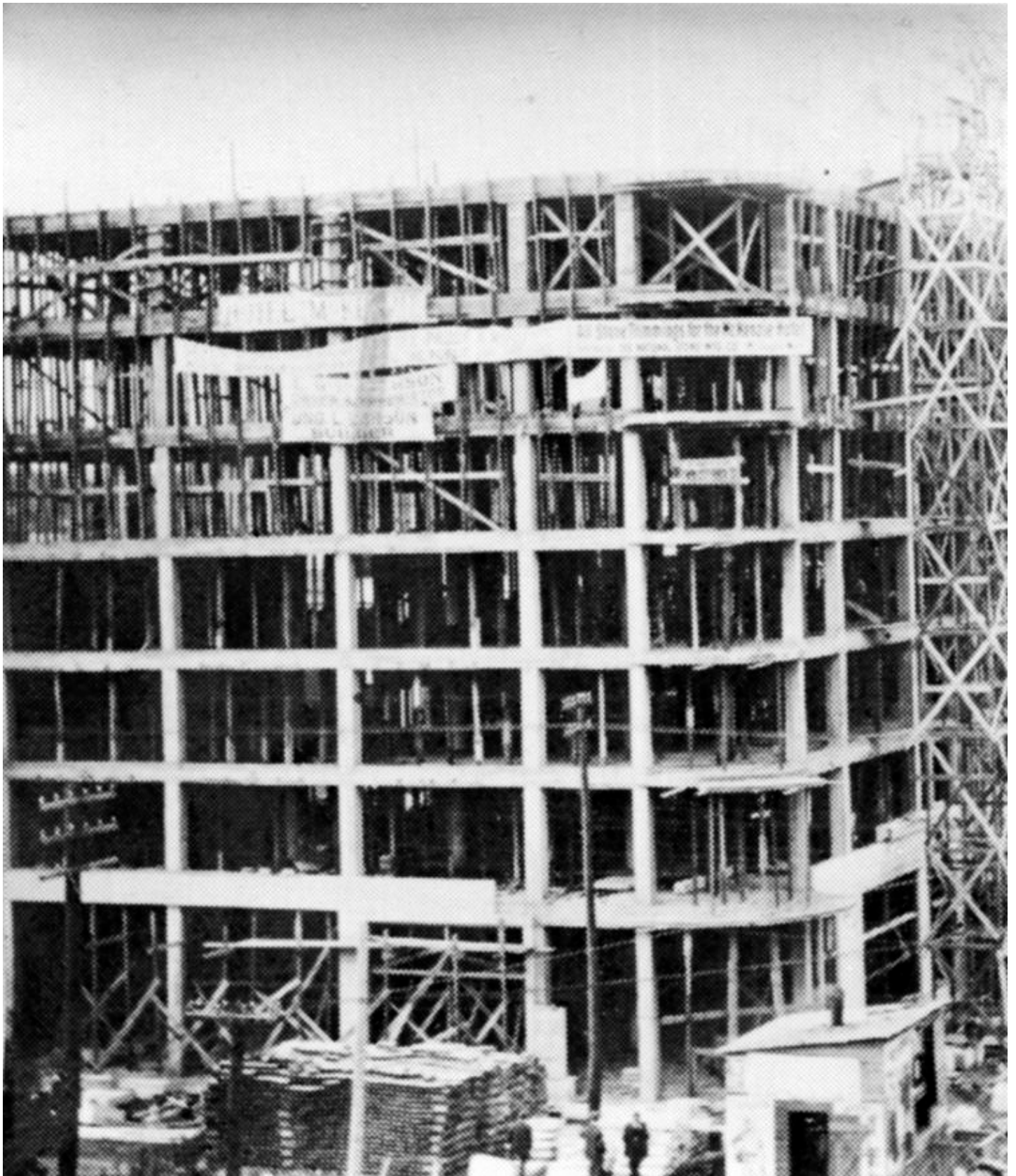
- Aug 8, 2014, https://bismarcktribune.com/gallery/north-dakota-history-in-photos-the-patterson-hotel/collection_277fe248-0509-11e7-aeef-07c107054497.html#1



The Patterson Hotel soon after it was completed and opened for business in 1911.



Patterson Hotel photo courtesy of McKenzie Hotel Associates



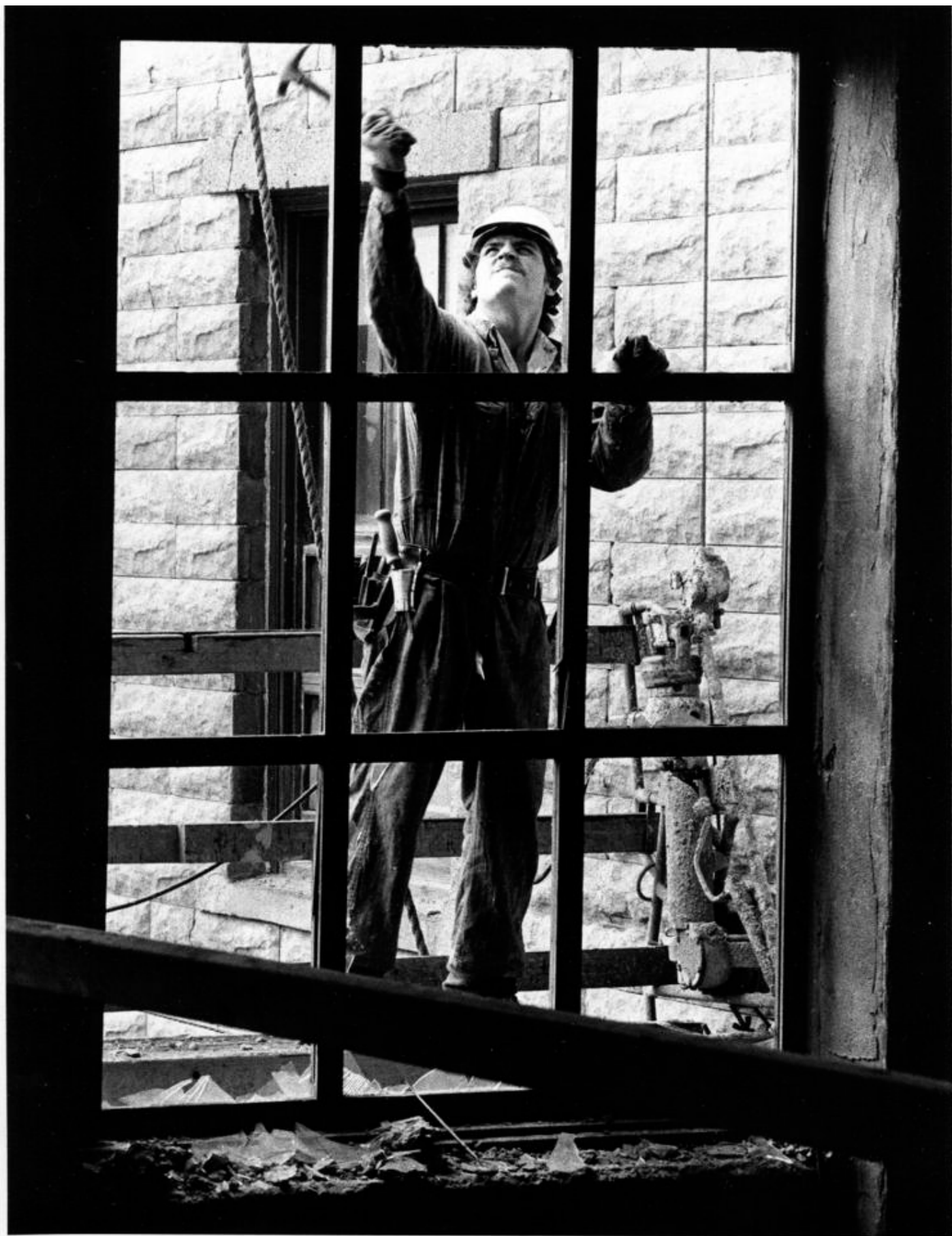
Construction of Hotel McKenzie later the Patterson Hotel around 1910



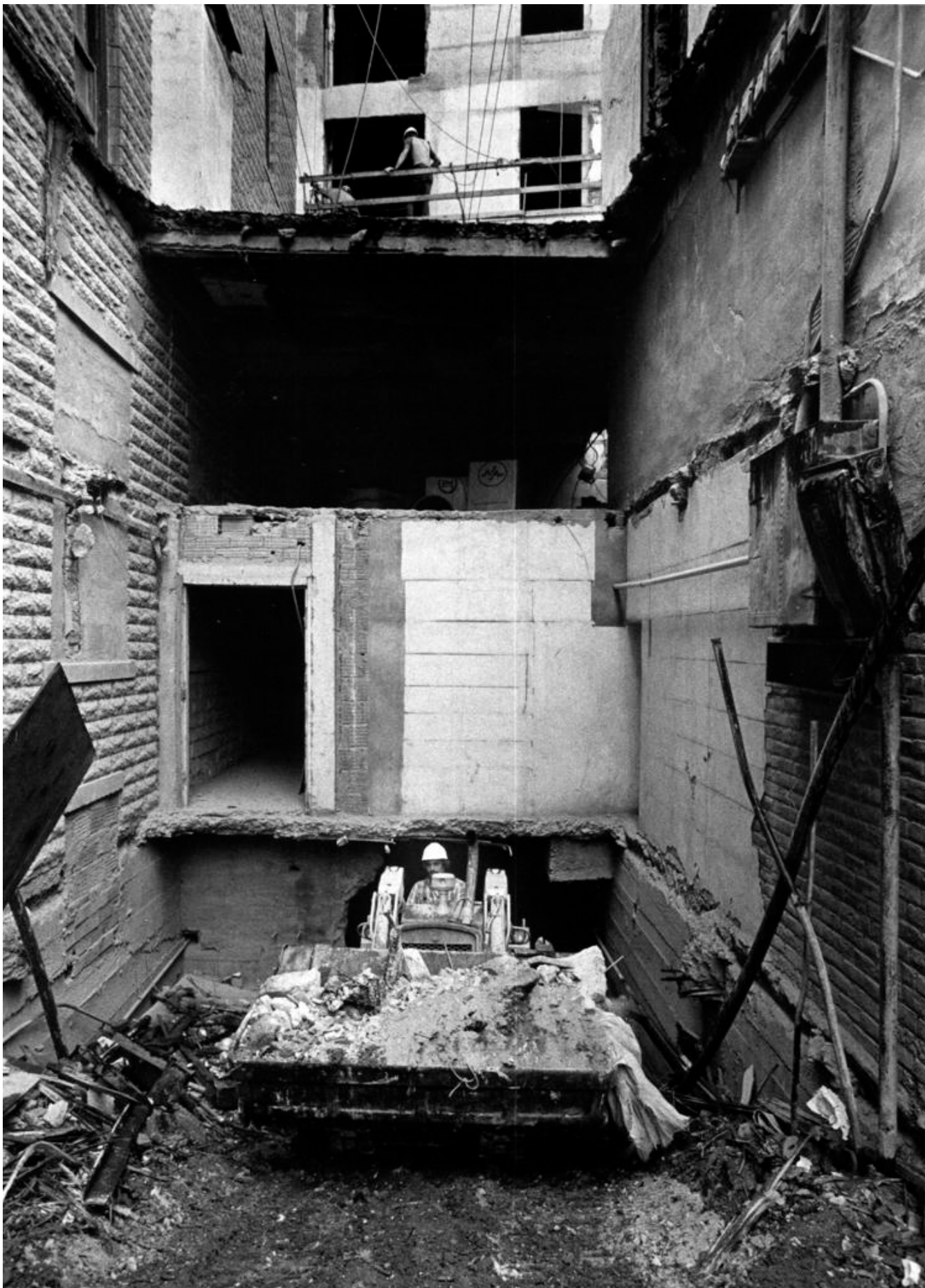
Patterson Hotel in December of 1953.



Patterson Hotel in January of 1961.



Old window frames are knocked out before new aluminum frames are installed in each apartment at Patterson Place. September 26, 1982.



Rubble is removed at Patterson Place. September 26, 1982



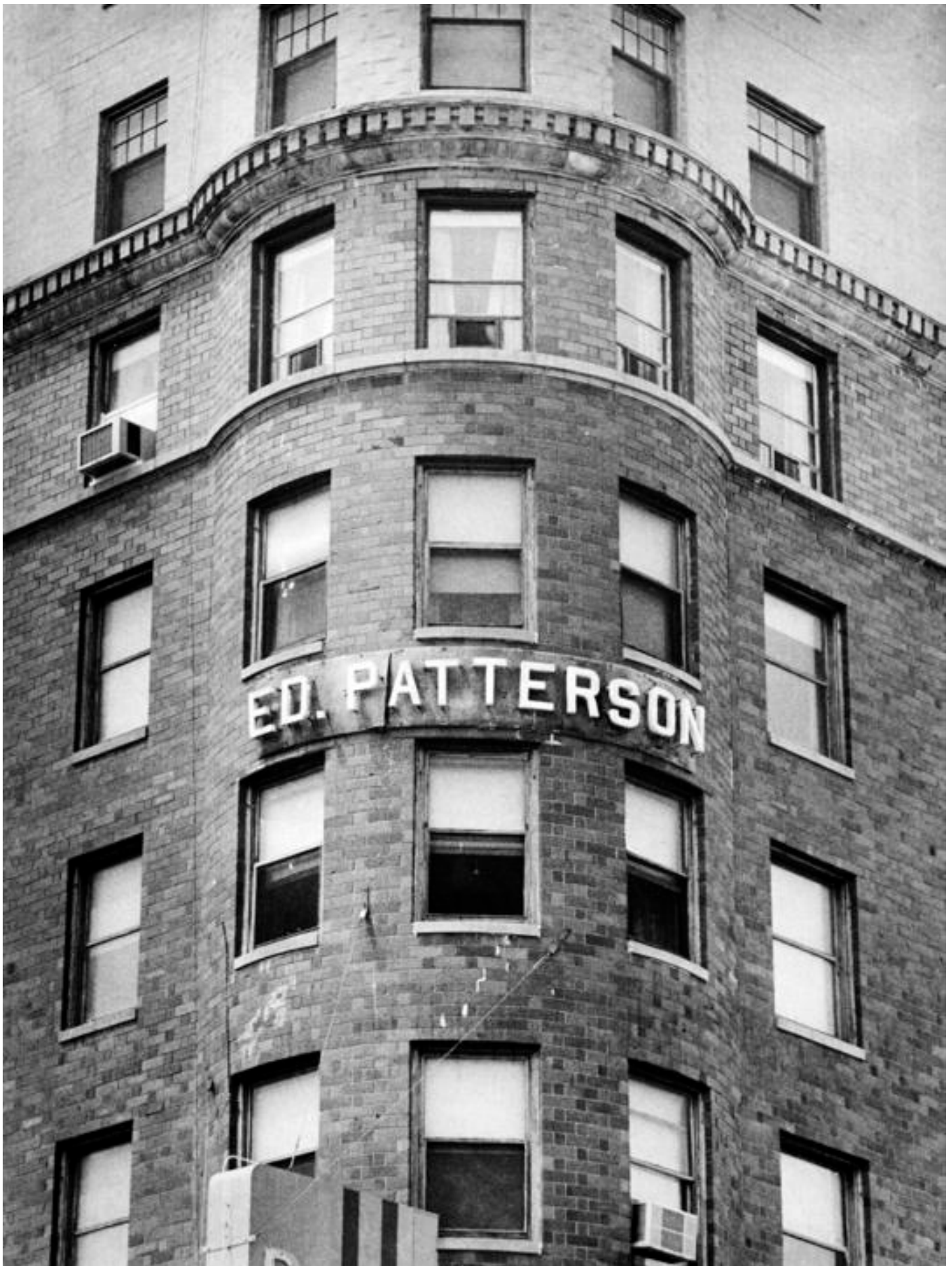
Workers hauling building material in and debris out of the Patterson Hotel. December 26, 1982.



A flag flies atop the crane being used on the Patterson remodeling project as empty streets and a setting sun marks the beginning of the 4th of July weekend. July 2, 1982



Bismarck Fire Department units respond around 7:00 PM to a small fire on the 5th floor of the Patterson Hotel. Possibly started by a workman's torch. July 9, 1982



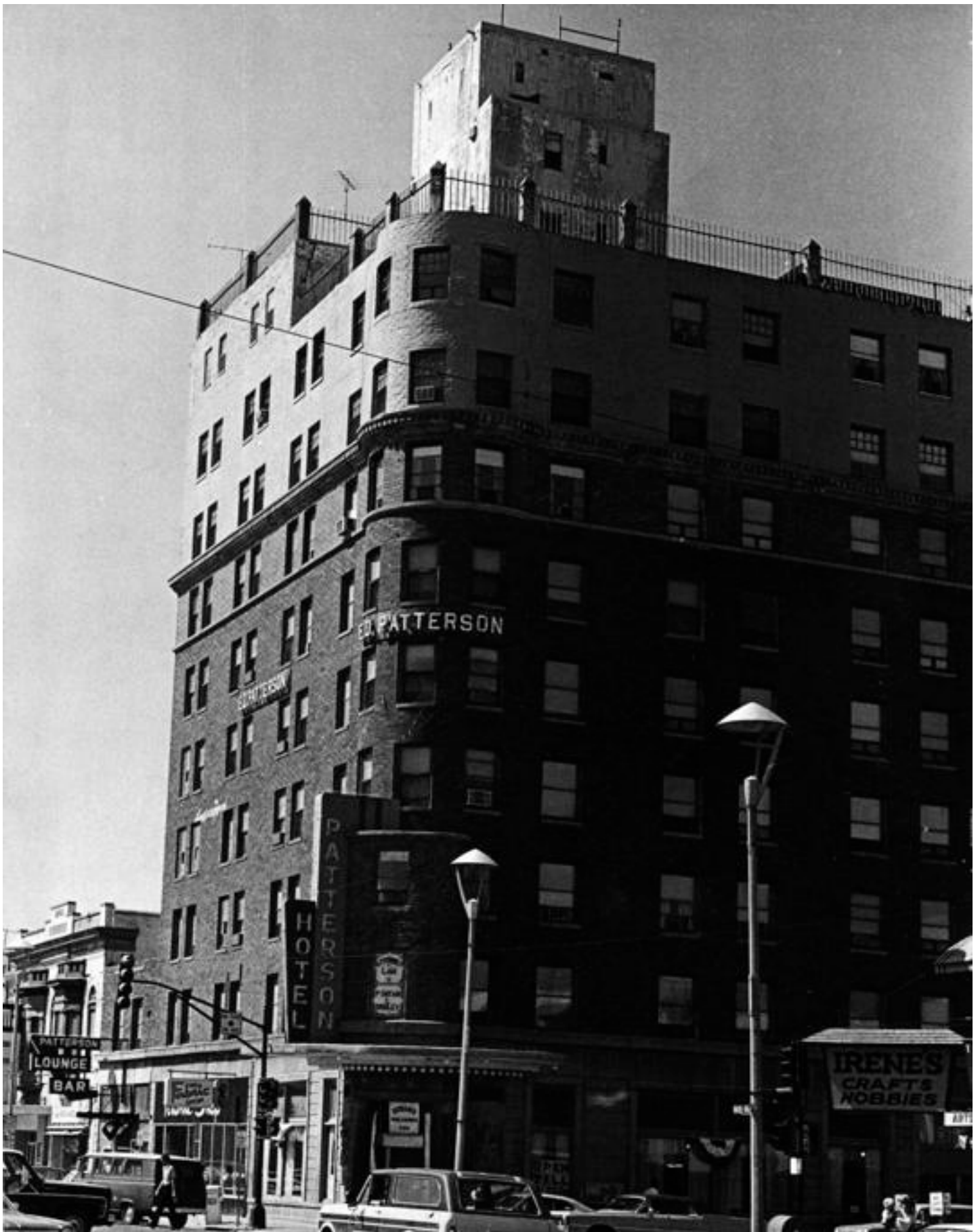
Patterson Hotel July 3, 1975



Patterson Hotel July 3, 1978



Bismarck firefighters enter the 5th floor of the old Patterson Hotel building. July 9, 1982



Patterson Hotel August 17, 1976



Bismarck firefighters watch from the street as fellow firefighters enter and exit the Patterson Hotel building on the 5th floor.
July 9, 1982



Patterson Hotel August 17, 1976



Patterson Hotel August 24, 1982



Patterson Hotel August 8, 1982



Patterson Hotel August 17, 1982



Community Development Department

DECLARATION

The City of Bismarck - Historic Preservation Commission has been advised of the proposed rehabilitation work at **Patterson Place – 420 East Main Avenue** and hereby (AGREE) (DISAGREE) with the State Historic Preservation Office determination that there are no adverse effects.

Additional Comments:

Amy Sakariassen, Chair
Bismarck Historic Preservation Commission

Dated: _____



**BISMARCK HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
February 19, 2020**

The Bismarck Historic Preservation Commission met on February 19, 2020, at 3:30 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. Chair Sakariassen presided.

Commissioners present were Walt Bailey, Blake Dinkins, Calvin Grinnell, Tory Jackson, Beth Nodland and Amy Sakariassen.

Commissioner absent was Steven Bakken.

Staff members present were Ben Ehreth – Community Development Director, Kim Lee – Planning Manager, Jannelle Combs – City Attorney, Will Hutchings – Planner and Hilary Balzum – Community Development Administrative Assistant.

MINUTES

Chair Sakariassen called for consideration of the minutes of the January 15th meeting and January 21st special meeting of the Historic Preservation Commission.

Commissioner Bailey indicated that page four of the special meeting minutes should read Berg rather than Burke (Claudia) and page 21 should indicate the Bismarck Historical Society, not the State Historical Society. Commissioner Grinnell said to also correct the typo in the word ‘draft’ in the heading on page 19.

MOTION: A motion was made by Commissioner Bailey to approve the minutes of the January 15th meeting and the January 21st special meeting of the Historic Preservation Commission, with the stated corrections. The motion was seconded by Commissioner Dinkins and with Commissioners Bailey, Dinkins, Grinnell, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

UPDATE ON CULTURAL HERITAGE GRANT APPLICATION

Mr. Hutchings said at the November 20, 2019 meeting of the Historic Preservation Commission, staff was directed to prepare a Cultural Heritage Grant (CHG) application to hire a consultant to complete Highland Acres site surveys. He added that the Bismarck City Commission approved the grant application on November 26, 2019 and the application was submitted to the State Historic Preservation Office on November 27, 2019. He added that in a letter dated February 7, 2020, the State Historical Society indicated that the City of Bismarck grant application was not selected for funding. He said a copy of the letter was included in the agenda packet for this meeting. Mr. Hutchings went on to say that staff reached out the State Historic Preservation Office to

discuss options moving forward. Amy Munson, Grants and Contracts Coordinator with the State Historic Preservation Office (SHPO), noted that the non-selected CHG application the City of Bismarck submitted will now be included with the Historic Preservation Fund (HPF) grant application that was submitted on January 30, 2020. He said HPF grants are eligible for all Certified Local Governments who submit applications, and City of Bismarck staff indicated to SHPO that the Highland Acres site survey project should be the highest priority for that funding source out of all projects submitted for consideration. Mr. Hutchings said staff also sought clarification from SHPO on why the submitted CHG application was not selected. In conversations with Ms. Munson, it was noted that since the CHG was funded from a State fund and administered by SHPO, and because the application submitted was for work that is also conducted by SHPO, the proposed project showed potential conflicts of SHPO selecting a project for funding that mirrors work for which they are responsible. Mr. Hutchings said, as it stands, the Highland Acres site survey project will most likely need to be scaled back to align with the funding award that will be made available through the HPF grant. He added that this could include changing the project scope to only survey the identified core area, with the possibility of doing the identified optional areas at a future time. He said SHPO also indicated that they may be able to assist with some of the tasks associated with completing site surveys therefore reducing the amount of work that would need to be conducted by a consultant. Once any funding award is announced, staff will work with SHPO representatives to determine all reasonable alternatives. SHPO anticipates an award notice in early to mid-March 2020.

Mr. Hutchings said SHPO does a great job at trying to award funding to every Certified Local Government that applies.

Chair Sakariassen said the intent is to do some site surveys inhouse, and there needs to be a significant amount of agreement in order to have someone to help as well. She said the intent of SHPO is to mitigate by helping, as it is also their mission. She said we need to know where we stand with SHPO.

Commissioner Bailey said he was unsure of the argument that CHG funds cannot be used for these activities until now. He said it seems contrary to the working procedures of the last 50 years.

Commissioner Jackson asked if the City asked for the full \$50,000.

Mr. Hutchings said that is correct and added that was the maximum request amount requested when the CHG funds were applied for. He added it is unlikely that amount would be awarded from the HPG grant so the project will need to be scaled back as needed. He said that at a minimum, HPF grant funds from National Park Service funds must pass through 10% so there is a total of \$72,000 to be awarded to all CLGs who request funds. He said they can see what is awarded go from there.

Chair Sakariassen said it behooves this group to get ahead of this project being controversial, because it should not be. She said this area merits an historical district designation and needs to be defined as such. She is unhappy to see this potential nomination becoming touted as being controversial, as that is not the intent.

REVIEW OF DRAFT HISTORIC PRESRVATION PLAN PUBLIC QUESTIONNAIRE

Mr. Hutchings said at the August 9, 2019 special meeting of the Historic Preservation Commission staff presented a draft Historic Preservation Plan for review and comment. Development of the Historic Preservation Plan is progressing, with assistance provided by members of the Historic Preservation Commission. He said staff estimates the plan is 75% complete, and as the project gets closer to completion, staff is recommending that a public survey be developed and released to seek input related to historic preservation from community members. He added that a draft questionnaire was included in the agenda packet for review today, asking for suggested edits and possible approval.

A copy of the draft questions is attached as Exhibit A.

Commissioner Nodland said to fold in somewhere, possibly into question four, if there is awareness of the upcoming sesquicentennial.

Commissioner Bailey added an entirely separate question for that item may be more appropriate.

Commissioner Nodland said question number two seems too vague or broad.

Chair Sakariassen said they could do a scale of what is known of various historic items.

Commissioner Bailey said question number one could include a follow-up question of why or why not in order to establish a base line and also ask how long they have been a resident.

Commissioner Jackson suggested adding question of favorite historical sites. He then asked how the information derived from the survey results will be made available and decimated.

Mr. Hutchings said a surveying program would be utilized.

SECTION 106 REVIEW PARTICIPATION – 1100 EAST BOULEVARD AVENUE AND 1100 PORTER AVENUE

Mr. Hutchings said the City of Bismarck has requested review for two proposed rehabilitation projects at two separate buildings located at 1100 East Boulevard Avenue and 1100 Porter Avenue. He said the City will be utilizing pass through federal funds

(NSP and HOME) to Community Works North Dakota and Lutheran Social Services Housing, LLC for purchase and further rehabilitation of the buildings. Mr. Hutchings added that a letter and maps provided to the SHPO were included with the agenda packet for this meeting and the proposed rehabilitation work for each building consists of replacing windows, doors, carpets, cabinets, countertops, and bathroom fixtures in buildings. Mr. Hutchings explained that applicable aspects of this review would be the replacement of windows and exterior features. The potential impacts to the buildings' historic character created by replacement windows should evaluate, whether the windows will be the same size, style, material, and shape.

Mr. Hutchings said staff recommends reviewing the submitted documentation for Section 106 review of the proposed rehabilitation projects located at 1100 East Boulevard Avenue and 1100 Porter Avenue and complete the provided declarations of their findings for the State Historic Preservation Office.

Mr. Hutchings added that while 1100 Porter Avenue is likely not considered significant, the property at 1100 East Boulevard Avenue potentially is.

Chair Sakariassen asked when the last improvements were completed.

Mr. Hutchings said they were complete in 2014. He said 1100 East Boulevard Avenue has had various funding sources for renovations amongst multiple owners and now Lutheran Social Services Housing is offering the property for affordable housing. He said the architect provided renderings and there is a representative here to give more information as needed. These comments and renderings are attached as Exhibit A.

Brent Ekstrom said 40 units were renovated in the main building, but none located at the Porter Avenue Apartments have received improvements and they intend to renovate more units at 1100 East Boulevard Avenue. He said they would all eventually have some type of improvements.

Commissioner Jackson asked if those are only the units on the east side. Mr. Ekstrom said that is correct. They did an analysis and others that were renovated in 2017 are still in good condition.

Commissioner Jackson asked if the lattice on the building at 1100 Porter Avenue would change. Mr. Ekstrom said it is planned to be replaced with a new metal screen.

Commissioner Bailey asked who decided what is potentially eligible. Mr. Hutchings said Lorna Meidinger, SHPO, said there are not any surveys on record at this time, but the age may have determined the eligibility, as well as possible significant history and the Historic Preservation Commission is asked to weigh-in as this project is using a federal funding source.

Commissioner Nodland said she is uncomfortable with being asked to make a determination without knowing the historical eligibility requirements and there is not enough structural information. She said she does support the project, but cannot say there would be no adverse effect. She said that is like being asked to serve in the capacity of an architectural historian, but some guesswork needs to be taken out.

Mr. Hutchings said comments are to be provided to the State and asked if there is a way to convey those concerns without delaying the typical 30-day review period longer.

Chair Sakariassen said to include the limited knowledge of the Historic Preservation Commission and not being able to contribute to this review, or state there is nothing to add for an informed decision and they respectfully choose to not participate in this particular evaluation.

Commissioner Jackson said the declaration can still be used, just not necessarily to disagree.

Mr. Hutchings said that can work and he will modify the declaration to not indicate a disagreement.

Mr. Ekstrom said the inclusion of federal funding is what requires SHPO to ask for this input.

MOTION: A motion was made by Commissioner Nodland to adopt the modified language for the declaration and approve that language for this review. The motion was seconded by Commissioner Jackson and with Commissioners Bailey, Dinkins, Grinnell, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

OTHER BUSINESS

PUBLIC INPUT/COMMENTS

There was no public input provided at this time.

INFORMATION SESSION FROM CITY ATTORNEY

Ms. Combs provided a copy of a memo and said she has visited with all of the City Boards and Commissions just to give a refresher on some meeting operations requirements and to address some pitfalls, such as amending motions whereas withdrawing a motion is most preferred. She said any and all business communication is subject to open records requests and to avoid being inadvertently drawn into census building of any kind outside of meetings. Ms. Combs' memo is attached as Exhibit B.

Mr. Hutchings said the historic preservation community in Bismarck is small, and at times more than one member may be in the same room at one time. Ms. Combs said in that situation to simply avoid discussing any business of the Historic Preservation Commission.

OTHER BUSINESS

There was no other business to discuss at this time.

ADJOURNMENT

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 4:30 p.m. to meet again on March 18, 2020.

Respectfully Submitted,

Hilary Balzum
Recording Secretary

APPROVED:

Amy Sakariassen, Chair

From: [William Hutchings](#)
To: [Hilary Balzum](#)
Subject: Fwd: 18140 LSS Blvd Ave Apt - Exterior Scope
Date: Wednesday, February 19, 2020 1:10:54 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)

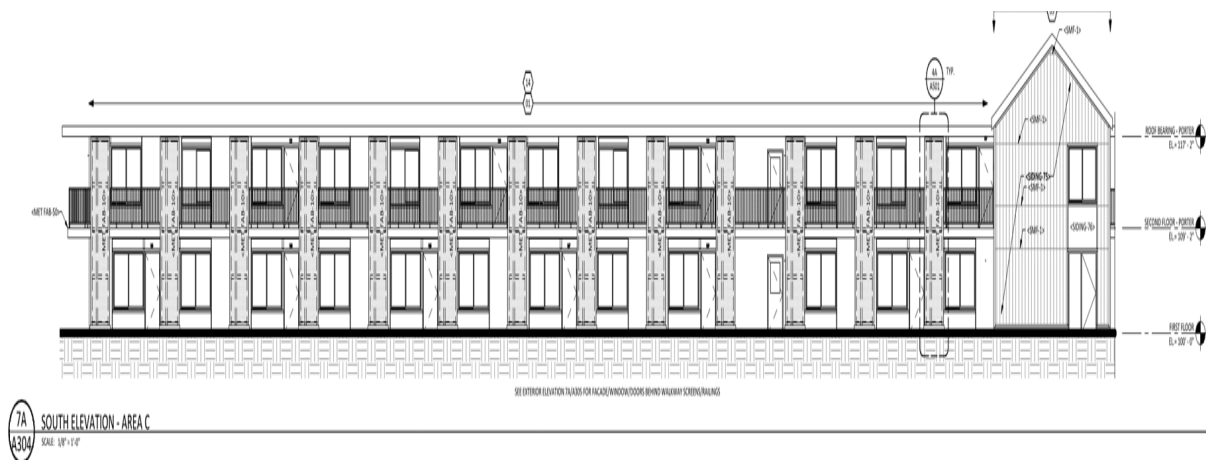
Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Jennifer Burke Jackson <[REDACTED]>
Sent: Tuesday, February 18, 2020, 9:05 PM
To: William Hutchings; Brent Ekstrom
Cc: Zach Mathern; Paulette Paulson
Subject: 18140 LSS Blvd Ave Apt - Exterior Scope

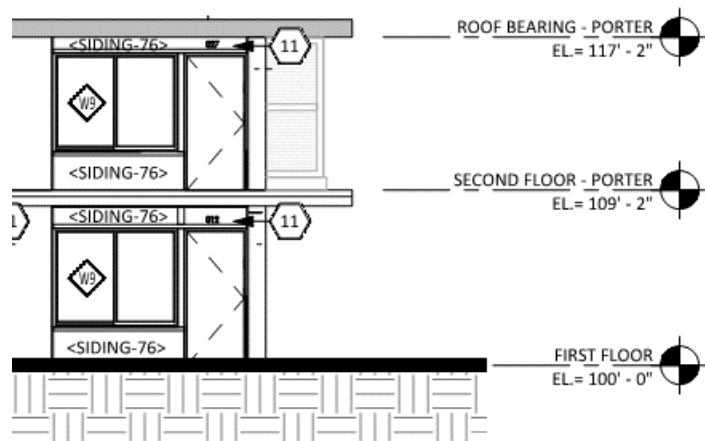
Will & Brent,

Please see below for a narrative and some exhibits of the exterior improvements to Porter Apartments and the old Baptist Home Building:

1)**Porter Walkway and Screens** – the outdoor exterior walkway was eroded and needs to be completely replaced. As a part of this the CMU lattice sun screens will be removed to pour new walkways. In lieu of concrete the design documents indicate a perforated, painted metal screen to replace the CMU lattice.

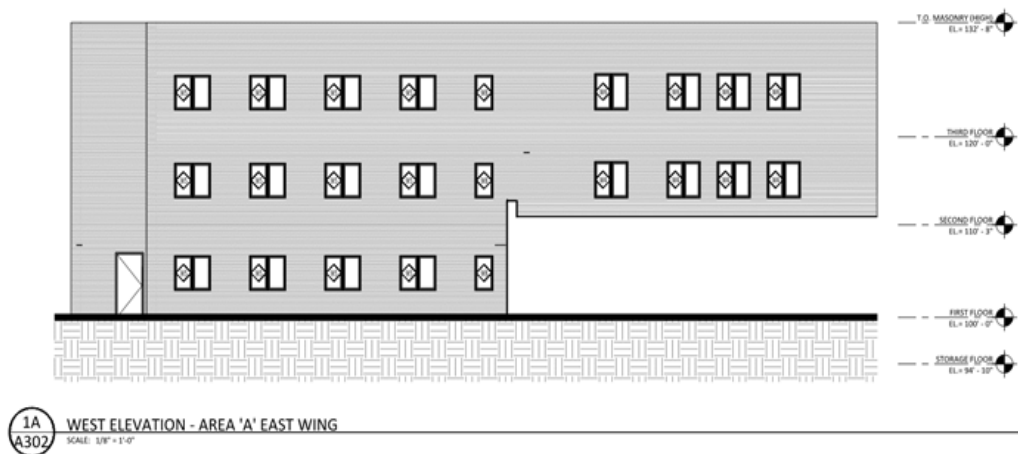


2)**Porter Apartments Window / Door Units** – All windows and Doors at the Porter Apartments are planned to be removed. A new window system, door, and siding is indicated to replace the old units. The new windows are indicated to be vinyl; the previous system was a door/window combo unit of a thin aluminum system (not the typical storefront).



2A) **Community Room Siding Replacement** – the center area siding is indicated to be replaced with wood fiber siding as an alternate to the bid.

3) **Main Building Replacement Windows** – Where units are being renovated, the windows are indicated to be replaced. Window replacement in existing, untouched units is an alternate. Window for many spaces were replaced in 2013. New windows are called out to be vinyl. In example, the west elevation of the east wing below shows each window will be removed and replaced. This is the same for the east elevation of the east wing.



4) **Main Building New Openings / Replaced Garage Doors** – Please see below for the south elevation with new, larger openings of storefront and garage doors removed and replaced with storefront and siding.



I hope this helps with the conversation tomorrow- I apologize for not being able to make it.
Thank you-

Jennifer Burke Jackson, AIA, LEED AP

JLG Architects

416 E Main Ave

Bismarck, ND 58501

p [REDACTED]

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City Attorney

DATE: February 19, 2020

FROM: Jannelle Combs, City Attorney

ITEM: Discussion on Board Conduct and Governance

I was requested to provide a basic overview on common Robert's Rules of Order governance as well as North Dakota laws that often are impacted by work such as with the Historic Preservation Commission.

Four voting members are the quorum for any Historic Preservation Commission meeting since you have seven voting members.

1. To amend a motion on the table: Need motion and second, and then a simple majority vote to amend the motion; then you need to vote on the actual motion. Or the movant can ask to withdraw the motion. The chair can ask if there is any objection; if none, it is withdrawn. If there is objection, the withdrawal will be put to a vote.
2. Do not need majority if someone rises to a question of privilege (i.e. to complain about noise or heat) or rise to a point of order (i.e. protest breach of rules).
3. If you believe something is out of order without enough discussion or no actual second or a miscalculation of the votes, you can "rise to a point of order" which is one area where you do not need to be recognized by the chair before you speak.

Chair controls the meeting and controls who speaks by "recognizing" members. Discussion is not a conversation. No one should speak a second time until all who wish have spoken. Typically, once the topic is presented by staff, spoke about by the affected parties and all questions of those individuals are done, then a motion is needed before you can further discussion. Also the discussion should only occur after any public hearing is closed.

Remember that you are an advisory committee so any real action is to propose

Open records/meetings:

1. If you meet with more three other Authority members on a particular topic, it is a meeting that we need to disclose. Social or accidental meetings are exempt but be aware to not let the appearance of communication occur.
2. If you email or teleconference with more than three members on Historic Preservation Commission business, it is a meeting requiring disclosure.
3. Emails, voicemails, letters, texts, notes, etc. documenting anything relating to Historic Preservation Commission business is discoverable by the public. We must turn those over, even from your personal or business email address or phones. And deletion rarely ever occurs without an electronic bread crumb trail. Several AG opinions specifically call out that if substantive issues are mentioned, even if attending another committee or meeting, and any member provides an opinion regarding public business, builds support or consensus, then open meetings law are triggered.
4. If there is suspicion that you are not handing over all information, you may have to hand over electronic access to your email or phone to review in camera for anything not disclosed. If you miss something and did not disclose it, that will be an open records or meeting violation.
5. Penalties for compliance can require corrective action to announce the prior meetings and provide all of the information discussed to the public. Additionally, there can be civil and criminal penalties, including if the AG's office feels the Authority member should have known of the rules and will require that individual to be personally liable for noncompliance and those fees, without reimbursement from the City or insurance. Our errors and omissions insurance will not likely cover conduct that would rise to that level.
6. If it is kept, it is discoverable. The City will maintain the minutes and memos required under state law to remain, which is 3 years or longer if it involves certain projects. But you may have requests for any documents, especially emails or texts, if we believe you may be impacted.

If you have questions, please let Community Development or City Attorney Departments know. Jannelle is available anytime if you have a legal question on whether an issue is in compliance with her contact information below.

STAFF CONTACT INFORMATION

Jannelle Combs | City Attorney, 355-1340 or jcombs@bismarcknd.gov